

## NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below in City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. Notice is further given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

### City of Evansville **Historic Preservation Commission**

#### Regular Meeting

Wednesday, September 18, 2019, 6:00 p.m.

City Hall (Third Floor), 31 South Madison Street

### AGENDA

1. Call to Order.
2. Roll Call.
3. Motion to approve the agenda.
4. Motion to waive the reading of the August 21, 2019 minutes and approve them as printed.
5. Civility reminder.
6. Citizen appearances.
7. Applications.
  - A. 16 W Main – Repair Exterior Stairs (Application HPC-2019-54)
  - B. 23 Mill – Repair Exterior Stairs (Application HPC-2019-55)
  - C. 137 W Church – Repair Exterior Stairs (Application HPC-2019-56)
  - D. 30 Garfield – Repair Exterior Stairs (Application HPC-2019-57)
  - E. 18 W Main – Repair/Reconstruct Exterior Stairs (Application HPC-2019-53)
  - F. 208 W Main – Replace Windows (Application HPC-2019-60)
  - G. 123 S Third – Reconstruct Exterior Stairs (Application HPC-2019-62)
  - H. 11 S Madison – Reconstruct Exterior Stairs (Application HPC-2019-59)
  - I. 11 S Madison – Reconstruct Storefront (Application HPC-2019-63)
8. New Business.
  - A. Lake Leota Park – West Lagoon Duck House (Application HPC-2019-61)
9. Old Business.
  - A. End of the Year Report
10. Report of the Community Development Director.
  - A. Staff issued Certificates of Appropriateness: 15 W Main – Repair Rear Stairs (App. HPC-2019-58)
11. Correspondence, Comments or Concerns
12. Education and News: [www.wisconsinhistory.org/clg-report](http://www.wisconsinhistory.org/clg-report)
13. Next Meeting Dates: *Wednesday, October 16, November 20, and December 18, 2019 at 6:00pm*
14. Motion to Adjourn.





*These minutes are not official until approved by the City of Evansville Historic Preservation Commission.*

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday August 21, 2019 at 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

1. **Call to Order.** Stephans called the meeting to order at 6:00 pm

2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Alan Pitas, Applicant
Gene Lewis	A	Glenn Marquette, Applicant
Ald. Joy Morrison	P	Brian Cook, Applicant
Matt Koser	P	Larry & Bonnie Luchsinger, Applicant
Cheryl Doerfer	P	Nicole Hutchins, Applicant
Steve Christens	P	Michael & Deanna Batinich, Applicant
		Wally Shannon, Applicant
		Stephen Eager, Applicant
		John Suetmeier, Applicant
		Roger Berg
		Bill Alt

3. **Motion to approve the agenda:** Stephans commented due to the number of applications, if some applicants are not yet present when their application is up for review, the commission would proceed on and bring back to order on the Agenda as applicants arrive. Motion by Culbertson, seconded by Christens. Approved unanimously.
4. **Motion to waive the reading of the minutes from the July 17, 2019 meeting and approve them as printed** by Culbertson, seconded by Morrison. Approved unanimously.
5. **Civility Reminder.** Stephans noted the City's commitment to civil discourse.
6. **Citizen appearances.** None.
7. **Applications.**
- A. **120 W Church – Storm Windows, Chimney and Porch Repair (Application HPC-2019-44).** Pitus stated the chimney exterior bricks are deteriorating and will replace with tumbled brick to match interior; replace flat roof with EPCM as the asphalt roof leaks around chimney and scuttle; continue replacing aluminum combination storms with wooden storms; repaint front porch. Property has been approved to receive the WI historical tax credit . **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Koser, seconded by Morrison.** Approved unanimously.

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- B. 402 S First – Repair/Reconstruct Exterior Stairs (“Initiated by City Enforcement Action” Previously Tabled Application HPC-2019-33.)** Marquette explained the project to rebuild stairs on front and back following code for size and spacing. Pour frost footings for landing below grade. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form.* *Motion by Christens, seconded by Culbertson. Approved unanimously.*
- C. 342 S First – Repair/Reconstruct Exterior Stairs (“Initiated by City Enforcement Action” Application HPC-2019-51).** Marquette explained the project to rebuild with newel post, handrails, and spindles to look like second floor. All wood material. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form* by Christens, seconded by Culbertson. Approved unanimously.
- D. 114 S Third – Repair/Reconstruct Front Porch (Application HPC-2019-38).** Brian Cook reviews project to raising porch to original level, reconstructing foundation and supporting posts to under deck level, and using epoxy wood replacer to reform rotted structure; new stairs, new railings. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the condition to add spindles to the step rails* by Culbertson, seconded by Christens. Approved unanimously.
- E. 20 W Main - Stairs (“Initiated by City Enforcement Action” Application HPC-2019-39).** Luchsinger informed that side and back stairs no longer safe. Natural materials as indicated within SPS 320-325. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form* by Christens, seconded by Morrison. Approved unanimously.
- F. 213 S Madison - Railings (“Initiated by City Enforcement Action” Application HPC-2019-42).** Hutchins reviewed with commission that she does not want to add railings to the front porch as it historically did not have railings. Railings would only be added to the front stairs leading off the front porch. Porch railing will be constructed on rear concrete landing and stair with using composite materials or smooth vinyl. Back is not visible to the street. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form* by Culbertson, seconded by Morrison. Approved unanimously.
- G. 40 W Liberty – Construct Side Porch (Application HPC-2019-43).** Batinich explained the side porch and railings would be rebuilt with treated wood. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form* by Culbertson, seconded by Christens. Approved unanimously.
- H. 112 Grove – Replace Windows and add Railing (Application HPC-2019-45).** Owner was not present as out of town on business. Per Stephens, windows are not original to the house. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the condition of smooth vinyl window in appearance of wood, surface mounted mullions, repeat the pattern of current window* by Christens, seconded by Koser. Approved unanimously.

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- I. **257 W Church – Repairs Stairs and Railings (“Initiated by City Enforcement Action” Application HPC-2019-46).** Shannon reviewed the repairs of the front porch, side porch, and stairwell to second story. All materials will be wood. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Christens, seconded by Koser. Approved unanimously.*
  - J. **112 W Liberty – Install Storm Windows and Porch (Application HPC-2019-47).** Owners not present. Replacing old aluminum storm windows with new aluminum storm windows. Original wood main sashes, openings, sizes, and trim will be retained. The side porch was objected by insurance underwriter due to lack of railings and deterioration.. Porch will be reconstructed with treated lumber and built to code. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Morrison. Approved unanimously.*
  - K. **228 W Main – Repair and Reconstruct Screened Porch (Application HPC-2019-48).** Eager explained the side porch is falling away from the house and needs to be reconstructed. Replace porch deck with identical sized composite tongue and grooved decking; repair/replace porch columns and rails with combination composite and wood; replace screens with new screens fitted into the columns and rails to allow highlighting of details. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Koser, seconded by Culbertson. Approved unanimously.*
  - L. **250 W Main.– Construct Steel Shed (Application HPC-2019-49).** Suetmeier proposed to build a 4’ x 6’ wooden shed to match style of the garage. Shed would be built on concrete slab. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Doerfer, seconded by Christens. Approved unanimously.*
  - M. **34 N Second – Repair Stairs and Railings (“Initiated by City Enforcement Action” Application HPC-2019-50).** Porch on east side of home and is not seen from street. The lower entry will be completely rebuilt to code. *Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Christens. Approved unanimously.*
- 8. New Business.**
- A. **259 W Liberty Update** – Berg reported 257 Liberty came off very well without disrupting 259 Liberty. 257 sided with smart siding; 259 roof was shingled and back porch rebuilt.
  - B. **216 W Main – Discuss Replacement Options for Cedar Shakes** – Alt reviewed maintenance work of painting the cedar shingles and painting stucco siding. He would like to look at options of replacing the shingles with low maintenance shingles and add a layer of stucco over old layer of stucco. He was advised not to do either as per the WI SHPO statutes.
  - C. **Local History and Historic Preservation Conference – Lake Geneva, WI Oct 25-26** Sergeant reported that the budget allowed for 2 people to attend the conference. If interested let Jason know.
  - D. **End of the Year Report** – Stephens will draft an outline for the report.

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**9. Old Business**

- A. Lake Leota Park – Misc. Project Updates:** 1- The Duck House was discussed noting the current storage placement (outside and exposed to the elements) and condition since its removal from the crick. Stephans presented a slide show detailing the structural pieces of the duck house. The commission discussed option for rebuild of the duck house: veneer of stone or 8” coarse limestone, concrete roof, “V” on the roof, to cover the openings with setback panels (as an example) to keep house vented and critters out. 2- Hampton Shelter: remove the concrete pads back slope that is sloping into the building and causing dampness and moisture absorption into the walls.

**10. Report of the Community Development Director.**

- A. Staff Issued certificates of appropriateness. – None**

**11. Correspondence, Comments and Concerns.** Morrison thank Jason Sergeant for his work and efforts with the process of the number of applications coming forward to the commission.

**12. Education and News.** State Historical Preservation Report is published.  
[www.wisconsinhistory.org/clg-report](http://www.wisconsinhistory.org/clg-report)

**13. Next Meeting Dates:** September 18, October 16, November 20, and December 18, 2019 at 6:00 p.m.

**14. Motion to Adjourn by Culbertson, seconded by Koser. Approved unanimously.**



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 529, Evansville, WI 53536

Initiated by City  
Enforcement Action

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <b>RECEIVED</b>
	<b>Greg + Peg Properties LLC</b>	<b>AUG 26 2019</b>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	<b>CITY OF EVANSVILLE</b>
	<b>85198</b>	Parcel Tax ID Number: 222 <b>001020</b>
	Historic Property Address:	Parcel Number: 6-27- <b>23</b>
	<b>16 W. MAIN ST.</b>	Phone:
		Email:
	Owner Name (if different from above):	Owner Phone (if different):
		<b>608-219-7879</b>
	Owner Address (if different from above):	Owner Email (if different):
	<b>102 E MAIN ST</b>	

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY:

*Margy 3 Nelson Meador*  
Owner/Applicant Signature

DATE:

**8-22-19**

SECTION		PROPOSED WORK CHECKLIST
<div style="font-size: 48pt; font-weight: bold;">2</div>		<p>Please check all boxes that apply and provide more detail in Sections 3 and 4:</p>
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)
	Rebuild Stair To Code
	Add Hand Rails
	Close Risers
	Add Cross Bracing
	Add 6 Posts
	Paint

SECTION	SUPPLEMENTAL QUESTIONS
<b>4</b>	Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)
	<b>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</b>

## SECTION

## REQUIRED ATTACHMENTS

5

Please attach the following required items using the space below or additional sheets as necessary, **Each attachment should be marked with an exhibit number:**

1. Clear photo(s) of every portion of the property affected by the work
2. Historic photograph (if available)
3. Site plan (if applicable)
4. Exterior elevations or sketches of existing conditions and proposed work
5. Samples or specifications of proposed materials
6. Additional attachments that may assist in understanding the proposed work

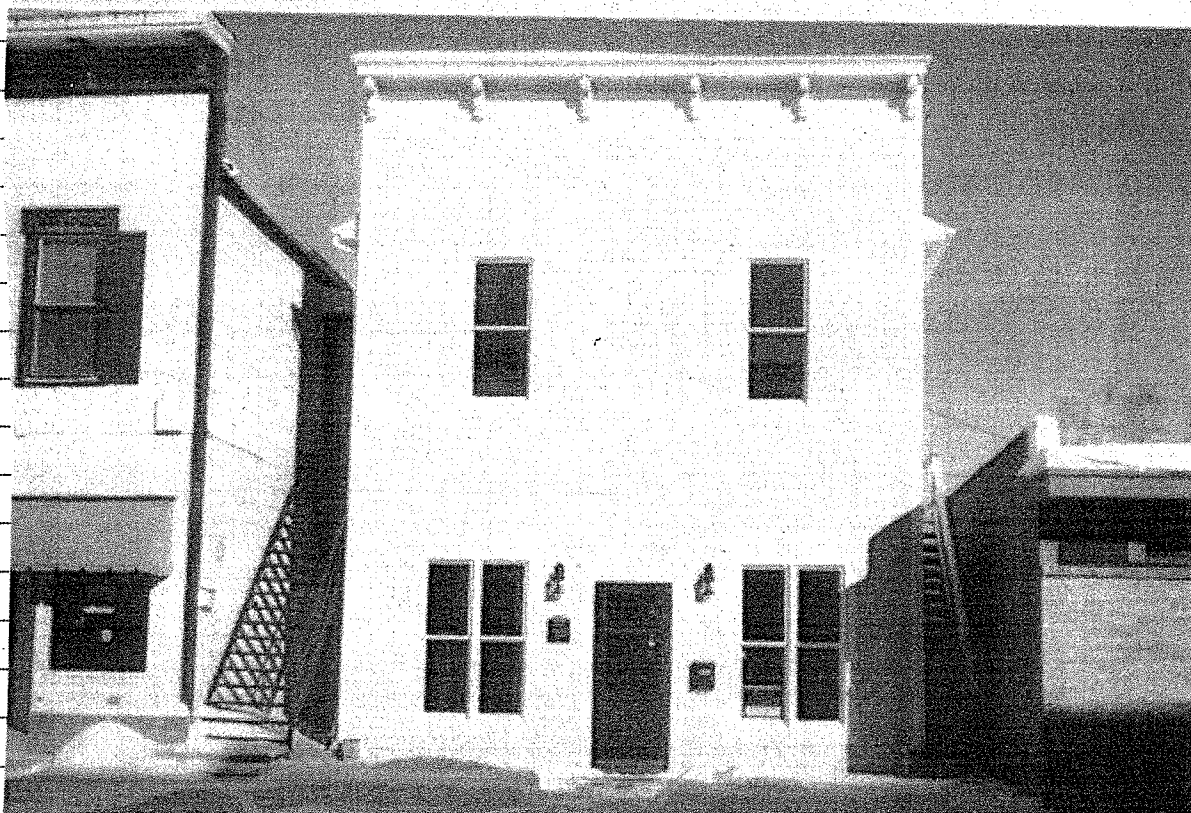


EXHIBIT: \_\_\_\_\_



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## PROPERTY RECORD

16 W MAIN ST

## Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE ..



## NAMES ▸

Historic Name:

Other Name: **Campbell/Spencer Building**Contributing: **Yes**Reference Number: **85198**

## PROPERTY LOCATION ▸

Location (Address): **16 W MAIN ST**County: **Rock**City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES ▸

Year Built:

Additions:

Survey Date: **2006**Historic Use: **retail building**Architectural Style: **Boomtown**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS ▸

National/State Register Listing Name: **Evansville Historic District**National Register Listing Date: **11/16/1978 12:00:00 AM**State Register Listing Date: **1/1/1989 12:00:00 AM**

National Register Multiple Property Name:

RESOURCE  
DESCRIPTIONSAbout the National  
Register and State  
Register of Historic  
Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin  
Architecture and History  
Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

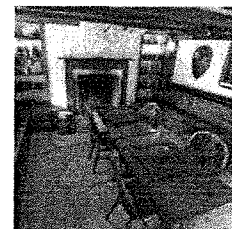
## RELATED ARTICLES

Is Your Property Eligible  
for the National Register  
or State Register of  
Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online  
Store:

Pub Night at Pendarvis - 9/27/2019



Price: \$10.00

2019 Wisconsin State Capitol  
Ornament

**NOTES ▶**

**Additional Information:** A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the Wisconsin Historical Society, State Historic Preservation Office. BUILT PRIOR TO 1871 ACCORDING TO 1871 BIRD'S EYE VIEW.

A brick addition to the front of the structure was removed to reestablish the original street-front.

**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. Historic Evansville Walking Tour brochure, 2014.

**RECORD LOCATION ▶**

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

**? Have Questions?**

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

✉ [joe.deroose@wisconsinhistory.org](mailto:joe.deroose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

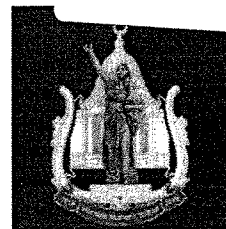
Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

**“ How to Cite**

For the purposes of a bibliography entry or footnote, follow this model:

**Wisconsin Architecture and History Inventory Citation**

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".



Price: \$20.00

Hidden History: Madison's Water Obsession - Tuesday, September 17, 2019



Price: \$20.00

Sport: Ship Dog of the Great Lakes



Price: \$17.95

Job Man: My Life In Professional Wrestling



Price: \$20.00

The Man From Clear Lake: Earth Day Founder Senator Gaylord Nelson (Large Print Ed.)



Price: \$24.95



Jason Sergeant &lt;jason.sergeant@ci.evansville.wi.gov&gt;

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**HPC-2019-54, HPC-2019-55, HPC-2019-56, HPC-2019-57**2 messages

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**Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>

Tue, Aug 27, 2019 at 10:46 AM

To: Roger Berg &lt;bergrental@att.net&gt;, Larry Schalk &lt;larry.schalk@ci.evansville.wi.gov&gt;

Roger and Greg,

Your HPC applications have been received and are incomplete. **Please submit the following items no later than Sept 6th to determine if review by the commission will be necessary. Work cannot begin until the HPC applications are complete and approved.:**

HPC-2019-54, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-55, 23 Mill:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-56, 137 W Church:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

HPC-2019-57, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

Thank You-Jason

--

**Jason Sergeant****Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

**Office: (608)-882-2285****Fax: (608)-882-2282**

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**Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>

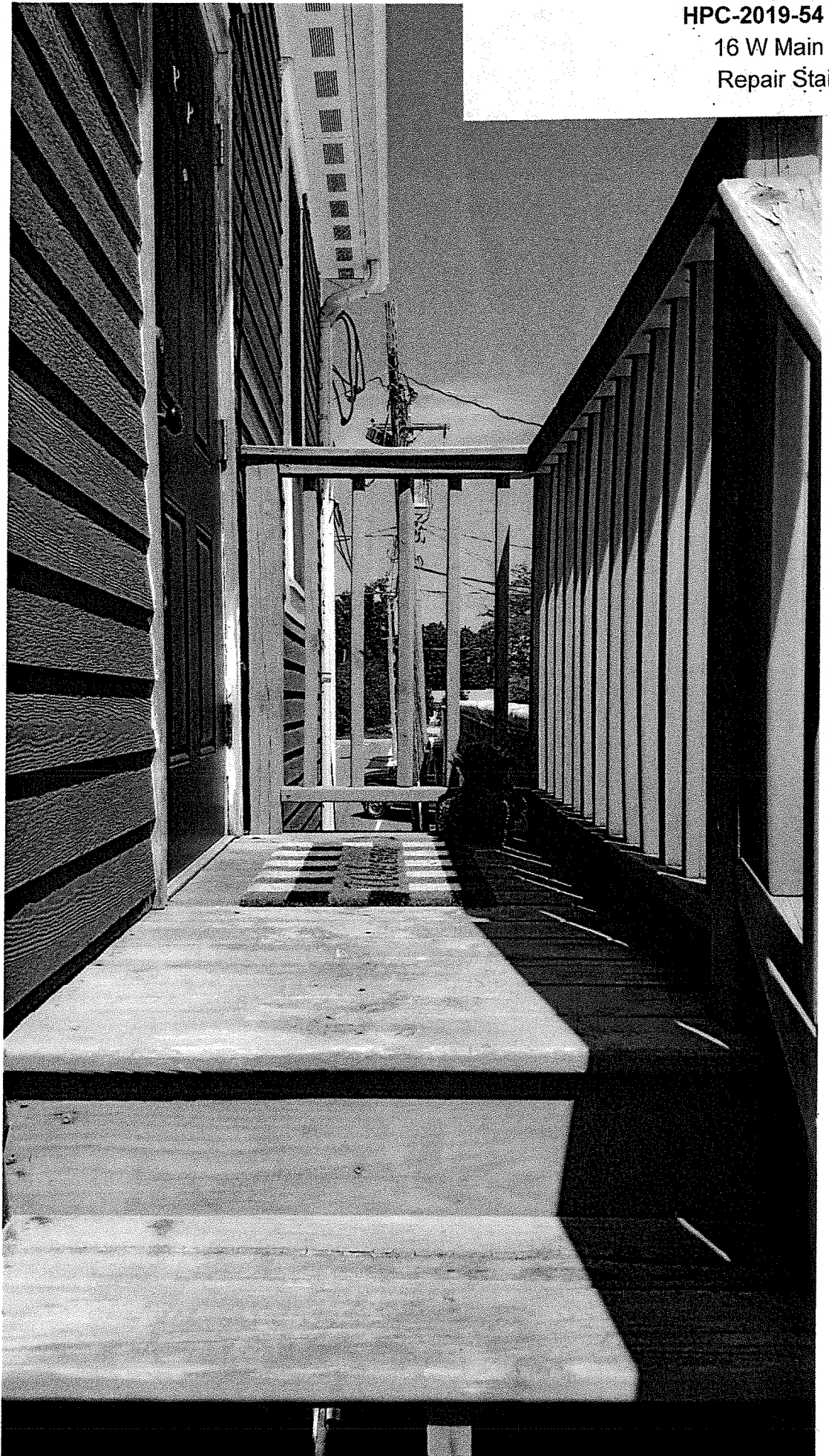
Tue, Aug 27, 2019 at 10:47 AM

To: Roger Berg <bergrental@att.net>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

The last address should have read "HPC-2019-57, 30 Garfield"

[Quoted text hidden]

HPC-2019-54  
16 W Main  
Repair Stairs





HPC-2019-54  
16 W Main  
Repair Stairs

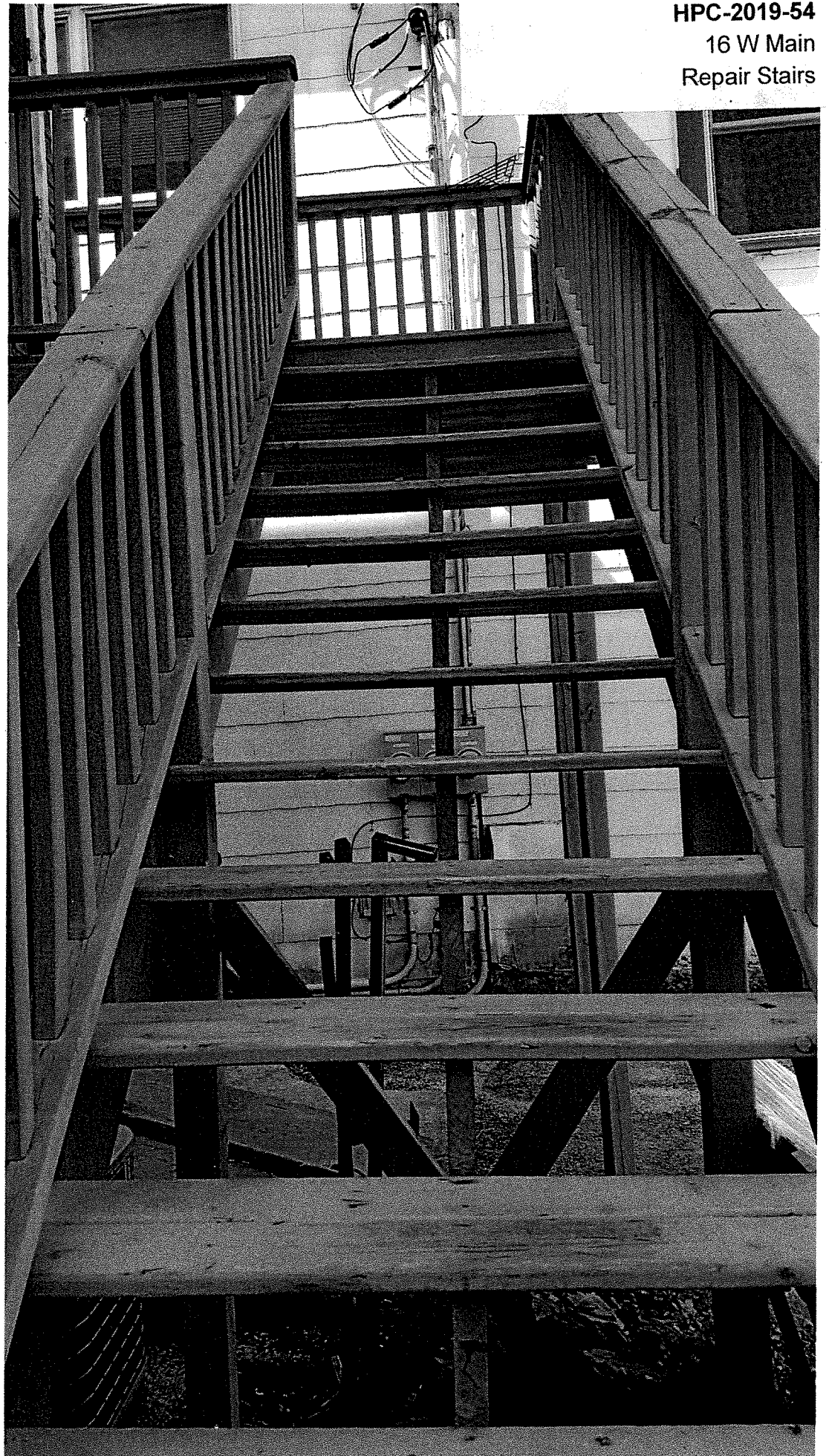


HPC-2019-54  
16 W Main  
Repair Stairs





HPC-2019-54  
16 W Main  
Repair Stairs





HPC-2019-54  
16 W Main  
Repair Stairs



Application



**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form will be completed by the chair of the HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

REPAIR STAIRS

**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address: 16 W MAIN

Tax ID Number: 222 001020

Historic Property AHI Number: 85198

Parcel Number: 6-27- 23



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 529, Evansville, WI 53536

Initiated by City  
Enforcement Action

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <b>RECEIVED</b>
	<b>Greg + Peg Properties LLC</b>	<b>AUG 26 2019</b>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	<b>CITY OF EVANSVILLE</b>
	<b>85257</b>	Parcel Tax ID Number: 222 <b>001016</b>
	Historic Property Address:	Parcel Number: 6-27- <b>20</b>
	<b>23 Mill St.</b>	Phone:
		Email:
	Owner Name (if different from above):	Owner Phone (if different):
		<b>608-219-7879</b>
	Owner Address (if different from above):	Owner Email (if different):
<b>102 E MAIN ST.</b>		

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY:

*Gregory J. Helgeson*

Owner/Applicant Signature

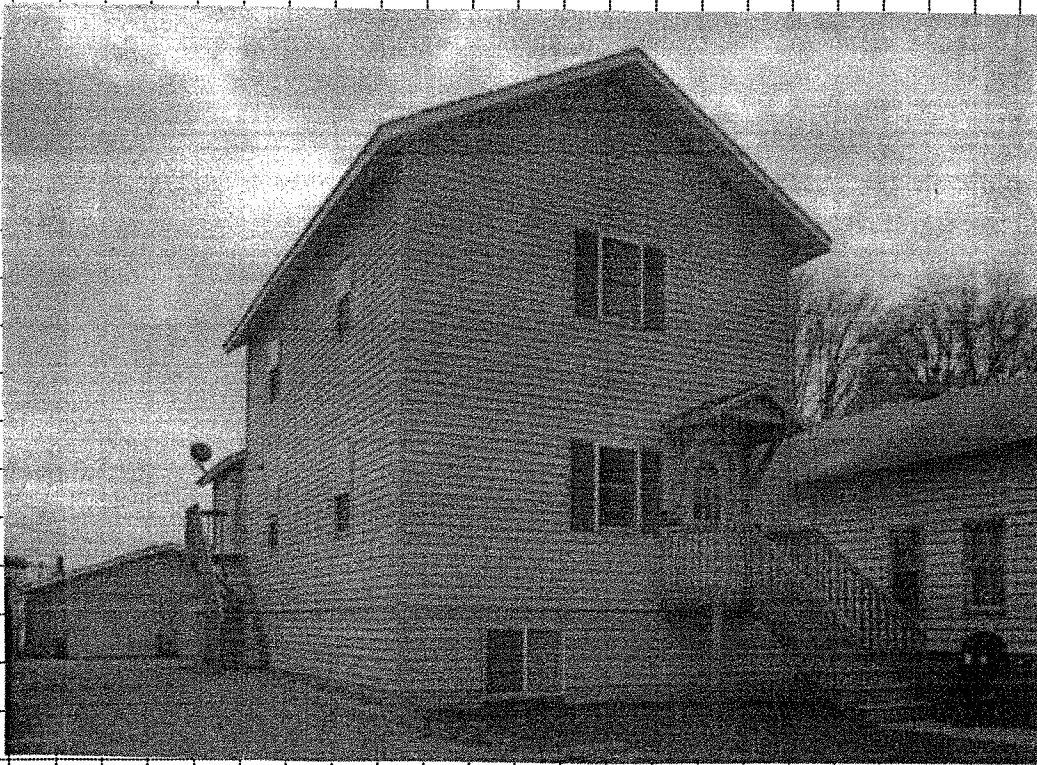
DATE:

**8-22-19**

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p>Rebuild Stairs To Code</p>
	<p>Paint</p>

[illegible]

SECTION	REQUIRED ATTACHMENTS
<div data-bbox="203 294 272 394">5</div>	<p>Please attach the following required items using the space below or additional sheets as necessary. <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Site plan (if applicable)</li><li>4. Exterior elevations or sketches of existing conditions and proposed work</li><li>5. Samples or specifications of proposed materials</li><li>6. Additional attachments that may assist in understanding the proposed work</li></ol>
<div data-bbox="318 758 1349 1518"></div> <div data-bbox="699 1808 940 1841">EXHIBIT: _____</div>	





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PROPERTY RECORD  
23 MILL ST

## Architecture and History Inventory

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### NAMES

Historic Name:  
Other Name:  
Contributing: **Yes**  
Reference Number: **85257**

### PROPERTY LOCATION

Location (Address): **23 MILL ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

### PROPERTY FEATURES

Year Built:  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Front Gabled**  
Structural System:  
Wall Material: **Aluminum/Vinyl Siding**  
Architect:  
Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

### DESIGNATIONS

National/State Register Listing Name: **Evansville Historic District**  
National Register Listing Date: **11/16/1978 12:00:00 AM**  
State Register Listing Date: **1/1/1989 12:00:00 AM**  
National Register Multiple Property Name:

### RESOURCE DESCRIPTIONS

#### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

#### About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

### RELATED ARTICLES

#### Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

#### Related products from our Online Store:

The Man From Clear Lake: Earth Day  
Founder Senator Gaylord Nelson  
(Large Print Ed.)



Price: \$24.95

Camp Randall Parchment Stationery

## NOTES ▶

**Additional Information:** BUILT BETWEEN 1891 AND 1907.

**Bibliographic References:** FIRE INSURANCE MAPS OF EVANSVILLE, WI. NEW YORK: SANBORN-PERRIS CO. 1907. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891.

## RECORD LOCATION ▶

**Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin**

### ? Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

📧 [joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

### “ How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

#### Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

HPC-2019-55



Price: \$16.95

Bubbler Water Bottle



Price: \$12.95

Sport the Ship Dog - Stuffed Toy - Companion to the Book!



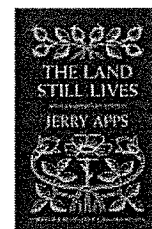
Price: \$14.95

Votes for Women Suffragists Photo Mug



Price: \$16.95.

The Land Still Lives



Price: \$25.00





Jason Sergeant

HPC-2019-55

23 Mill

Repair Stairs

---

## HPC-2019-54, HPC-2019-55, HPC-2019-56, HPC-2019-57

2 messages

---

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Tue, Aug 27, 2019 at 10:46 AM

To: Roger Berg <bergrental@att.net>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Roger and Greg,

Your HPC applications have been received and are incomplete. **Please submit the following items no later than Sept 6th to determine if review by the commission will be necessary. Work cannot begin until the HPC applications are complete and approved.:**

HPC-2019-54, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-55, 23 Mill:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-56, 137 W Church:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

HPC-2019-57, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

Thank You-Jason

--

Jason Sergeant

*Community Development Director*

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

HPC-2019-55

23 Mill

Repair Stairs



HPC-2019-55

23 Mill

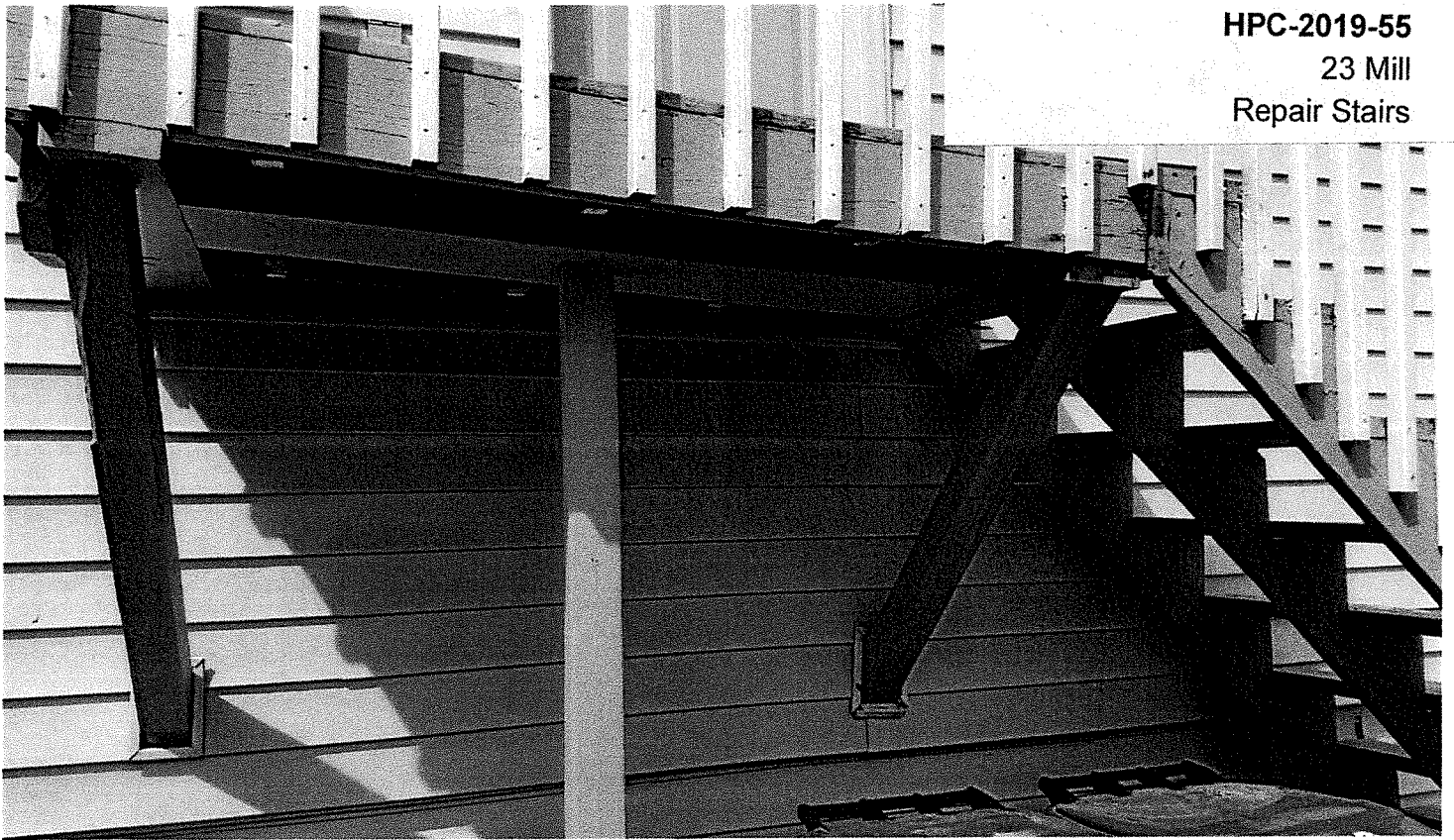
Repair Stairs



HPC-2019-55

23 Mill

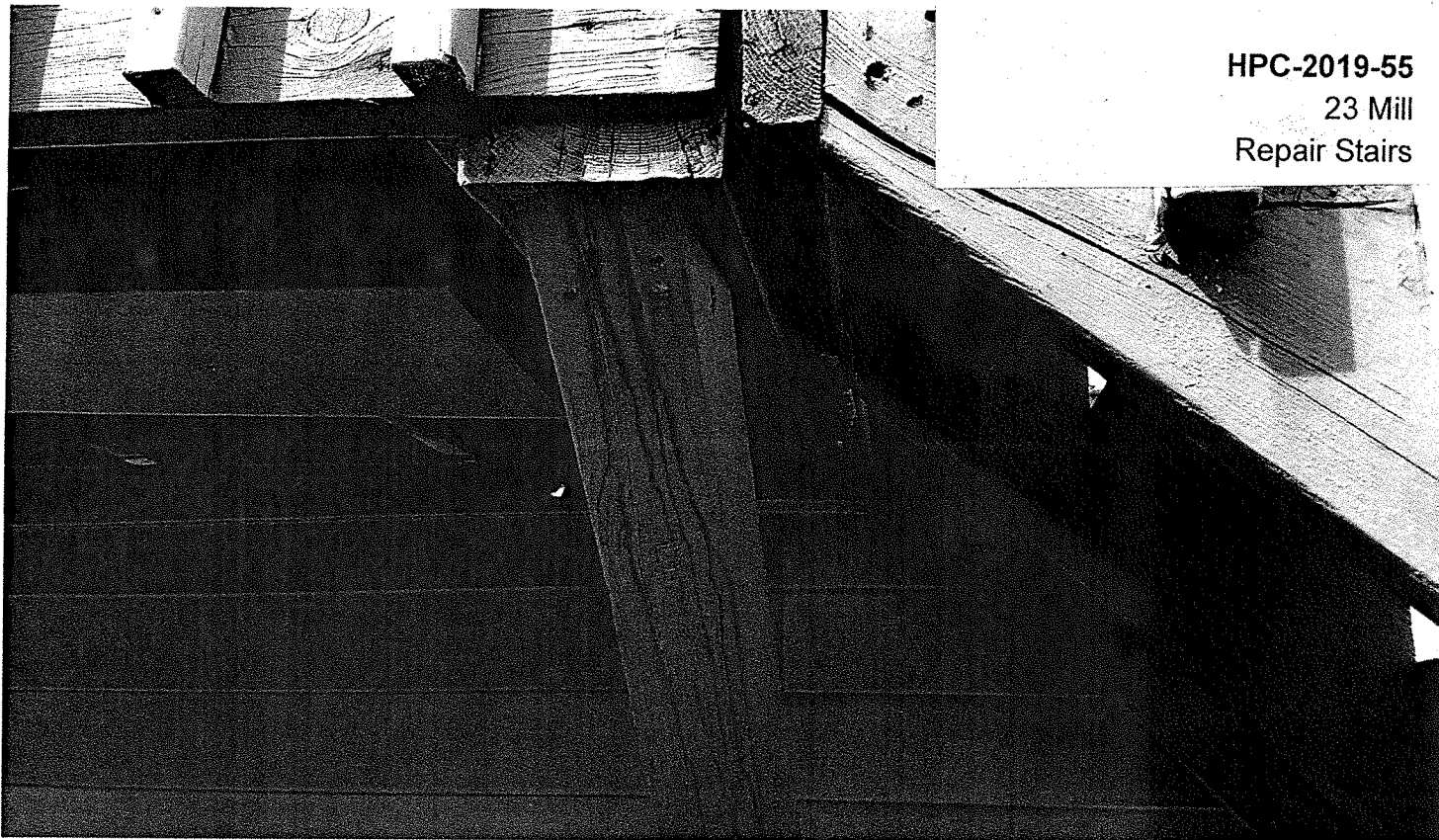
Repair Stairs



HPC-2019-55

23 Mill

Repair Stairs





HPC-2019-55

23 Mill

Repair Stairs





**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form will be completed by the chair of the HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address: <b>23 MILL</b>	Tax ID Number: 222 <b>001016</b>
Historic Property AHI Number: <b>85257</b>	Parcel Number: 6-27- <b>20</b>





7C



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 529, Evansville, WI 53536

Initiated by City  
Enforcement Action

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <b>RECEIVED</b>
	<i>Greg + Peg Properties LLC</i>	<b>AUG 20 2019</b>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	<b>CITY OF EVANSVILLE</b>
	<b>85044</b>	Parcel Tax ID Number: 222 <b>001172</b>
	Historic Property Address:	Parcel Number: 6-27- <b>169</b>
	<b>137 W Church St.</b>	Phone:
		Email:
	Owner Name (if different from above):	Owner Phone (if different):
		<b>608-219-7879</b>
	Owner Address (if different from above):	Owner Email (if different):
<b>102 E. MAIN ST.</b>		

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY:

*Gregory S. Nelson*

Owner/Applicant Signature

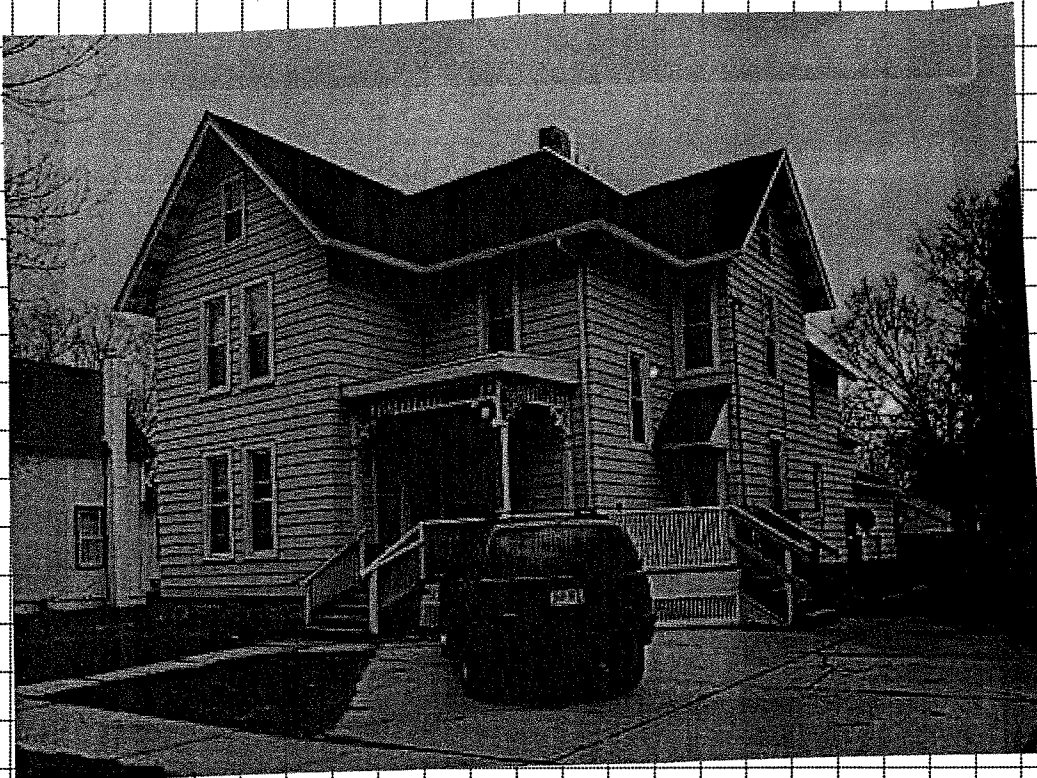
DATE:

**8-22-19**

SECTION	PROPOSED WORK CHECKLIST	
<b>2</b>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)
	Rebuilding 2 stair ways to Code
	Add Handrails
	Enclose Mezz
	Paint

[illegible]

SECTION	REQUIRED ATTACHMENTS
<div data-bbox="203 317 269 415">5</div>	<p>Please attach the following required items using the space below or additional sheets as necessary. <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Site plan (if applicable)</li><li>4. Exterior elevations or sketches of existing conditions and proposed work</li><li>5. Samples or specifications of proposed materials</li><li>6. Additional attachments that may assist in understanding the proposed work</li></ol>
	<div data-bbox="318 766 1349 1539"></div> <div data-bbox="698 1822 938 1856">EXHIBIT: _____</div>



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## PROPERTY RECORD

137 W CHURCH ST

## Architecture and History Inventory

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## NAMES ▾

Historic Name:

Other Name:

Contributing: **Yes**Reference Number: **85044**

## PROPERTY LOCATION ▾

Location (Address): **137 W CHURCH ST**County: **Rock**City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES ▾

Year Built:

Additions:

Survey Date: **2006**Historic Use: **house**Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS ▾

National/State Register Listing Name: **Evansville Historic District**National Register Listing Date: **11/16/1978 12:00:00 AM**State Register Listing Date: **1/1/1989 12:00:00 AM**

National Register Multiple Property Name:

RESOURCE  
DESCRIPTIONSAbout the National  
Register and State  
Register of Historic  
Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin  
Architecture and History  
Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

## RELATED ARTICLES

Is Your Property Eligible  
for the National Register  
or State Register of  
Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online  
Store:

Pub Night at Pendarvis - 9/27/2019



Price: \$10.00

2019 Wisconsin State Capitol  
Ornament

## NOTES ▶

**Additional Information:** BUILT BETWEEN 1883 AND 1891.

**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE. MADISON: J. J. STONER, 1883. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. J. FOOTE & CO., 1891.

## RECORD LOCATION ▶

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

### ? Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

📧 [joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

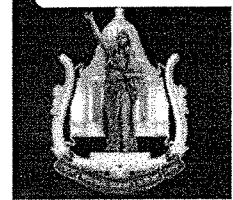
### “ How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

#### Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

HPC-2019-56



Price: \$20.00

Hidden History: Madison's Water Obsession - Tuesday, September 17, 2019



Price: \$20.00

Sport: Ship Dog of the Great Lakes



Price: \$17.95

Job Man: My Life in Professional Wrestling



Price: \$20.00

The Man From Clear Lake: Earth Day Founder Senator Gaylord Nelson (Large Print Ed.)



Price: \$24.95





Jason Sergeant

**HPC-2019-56**  
137 W Church  
Repair Stairs

---

**HPC-2019-54, HPC-2019-55, HPC-2019-56, HPC-2019-57**

2 messages

---

**Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>

Tue, Aug 27, 2019 at 10:46 AM

To: Roger Berg <bergrental@att.net>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Roger and Greg,

Your HPC applications have been received and are incomplete. **Please submit the following items no later than Sept 6th to determine if review by the commission will be necessary. Work cannot begin until the HPC applications are complete and approved.:**

HPC-2019-54, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-55, 23 Mill:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-56, 137 W Church:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

HPC-2019-57, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

Thank You-Jason

--

**Jason Sergeant**

**Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

**Office: (608)-882-2285**

**Fax: (608)-882-2282**

HPC-2019-56  
137 W Church  
Repair Stairs



HPC-2019-56  
137 W Church  
Repair Stairs



HPC-2019-56  
137 W Church  
Repair Stairs





**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form will be completed by the chair of the HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

---



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---

**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

---



---



---

Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address: **137 W CHURCH**

Tax ID Number: 222 **001172**

Historic Property AHI Number: **85044**

Parcel Number: 6-27- **169**







# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 529, Evansville, WI 53536

Initiated by City  
Enforcement Action  
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <b>RECEIVED</b>
	<i>Greg + Peg Properties LLC</i>	<b>AUG 28 2019</b>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	<b>CITY OF EVANSVILLE</b>
	<i>86063</i>	Parcel Tax ID Number: 222 <i>042008</i>
	Historic Property Address:	Parcel Number: 6-27- <i>515</i>
	<i>30 GARFIELD AVE</i>	Phone:
		Email:
	Owner Name (if different from above):	Owner Phone (if different):
Owner Address (if different from above):	Owner Email (if different):	
	<i>102 E. MAIN ST</i>	

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY:

*Gregory J. Nelson*  
Owner/Applicant Signature

DATE:

*8-22-19*

SECTION		PROPOSED WORK CHECKLIST
2		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

[illegible][illegible]

SECTION	REQUIRED ATTACHMENTS
<div data-bbox="207 310 276 415" data-label="Text"> <p>5</p> </div>	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"> <li>1. Clear photo(s) of every portion of the property affected by the work</li> <li>2. Historic photograph (if available)</li> <li>3. Site plan (if applicable)</li> <li>4. Exterior elevations or sketches of existing conditions and proposed work</li> <li>5. Samples or specifications of proposed materials</li> <li>6. Additional attachments that may assist in understanding the proposed work</li> </ol>
<div data-bbox="321 730 1351 1486" data-label="Image"> <p>A black and white photograph of a two-story historic house. The house features a prominent front porch with a gabled roof supported by columns. The main body of the house has a steep gabled roof with a smaller dormer. The exterior appears to be made of horizontal siding or logs. The house is set on a grassy lot with some trees in the background.</p> </div> <div data-bbox="703 1822 945 1854" data-label="Text"> <p>EXHIBIT: _____</p> </div>	

Visit our other Wisconsin Historical Society websites!



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HISTORICAL  
SOCIETY

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BROWSE ▾

SEARCH

EVENTS

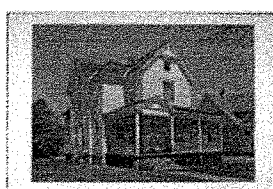
STORE

## PROPERTY RECORD

28-30 GARFIELD AVE

## Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE ..



## NAMES ▶

Historic Name:

Other Name:

Contributing: **Yes**Reference Number: **85063**

## PROPERTY LOCATION ▶

Location (Address): **28-30 GARFIELD AVE**County: **Rock**City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES ▶

Year Built:

Additions:

Survey Date: **2006**Historic Use: **house**Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS ▶

National/State Register Listing Name: **Evansville Historic District**National Register Listing Date: **11/16/1978 12:00:00 AM**State Register Listing Date: **1/1/1989 12:00:00 AM**

National Register Multiple Property Name:

RESOURCE  
DESCRIPTIONSAbout the National  
Register and State  
Register of Historic  
Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin  
Architecture and History  
Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

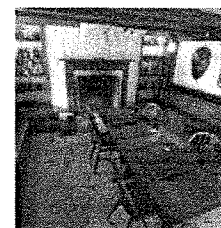
## RELATED ARTICLES

Is Your Property Eligible  
for the National Register  
or State Register of  
Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online  
Store:

Pub Night at Pendarvis - 9/27/2019



Price: \$10.00

2019 Wisconsin State Capitol  
Ornament

**NOTES ▶**

**Additional Information:** BUILT BETWEEN 1891 AND 1907.

**Bibliographic References:** SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1907. PL BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891.

**RECORD LOCATION ▶**

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

**? Have Questions?**

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

✉ [joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

**“ How to Cite**

For the purposes of a bibliography entry or footnote, follow this model:

**Wisconsin Architecture and History Inventory Citation**

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".



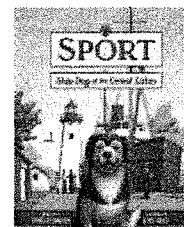
Price: \$20.00

Hidden History: Madison's Water Obsession - Tuesday, September 17, 2019



Price: \$20.00

Sport: Ship Dog of the Great Lakes



Price: \$17.95

Job Man: My Life in Professional Wrestling



Price: \$20.00

The Man From Clear Lake: Earth Day Founder Senator Gaylord Nelson (Large Print Ed.)



Price: \$24.95





Jason Sergeant

HPC-2019-57

30 Garfield

Repair Stairs

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## HPC-2019-54, HPC-2019-55, HPC-2019-56, HPC-2019-57

2 messages

---

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Tue, Aug 27, 2019 at 10:46 AM

To: Roger Berg <bergrental@att.net>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Roger and Greg,

Your HPC applications have been received and are incomplete. **Please submit the following items no later than Sept 6th to determine if review by the commission will be necessary. Work cannot begin until the HPC applications are complete and approved.:**

HPC-2019-54, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-55, 23 Mill:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings

HPC-2019-56, 137 W Church:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

HPC-2019-57, 16 W Main:

1. Photograph of Area(s) work will occur
2. If spindles or railings will be changes, sample of proposed spindles and railings
3. Will the front porch be altered?

Thank You-Jason

--

Jason Sergeant

*Community Development Director*

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

HPC-2019-57

30 Garfield

Repair Stairs

*"Best City for young families in Wisconsin" – nerdwallet.com*

---

**Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>

Tue, Aug 27, 2019 at 10:47 AM

To: Roger Berg <bergrental@att.net>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

The last address should have read "HPC-2019-57, 30 Garfield"

[Quoted text hidden]

HPC-2019-57  
30 Garfield  
Repair Stairs



HP-2019-57  
30 Garfield  
Repair Stairs





**HPC-2019-57**

**30 Garfield**

**Repair Stairs**





**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form will be completed by the chair of the HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

---



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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address: **30 GARFIELD**

Tax ID Number: 222 **042 008**

Historic Property AHI Number: **85063**

Parcel Number: 6-27- **515**





SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
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<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
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<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other Steps Exterior	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

[illegible][illegible]

## SECTION

## REQUIRED ATTACHMENTS

5

Please attach the following required items using the space below or additional sheets as necessary, **Each attachment should be marked with an exhibit number:**

1. Clear photo(s) of every portion of the property affected by the work
2. Historic photograph (if available)
3. Site plan (if applicable)
4. Exterior elevations or sketches of existing conditions and proposed work
5. Samples or specifications of proposed materials
6. Additional attachments that may assist in understanding the proposed work

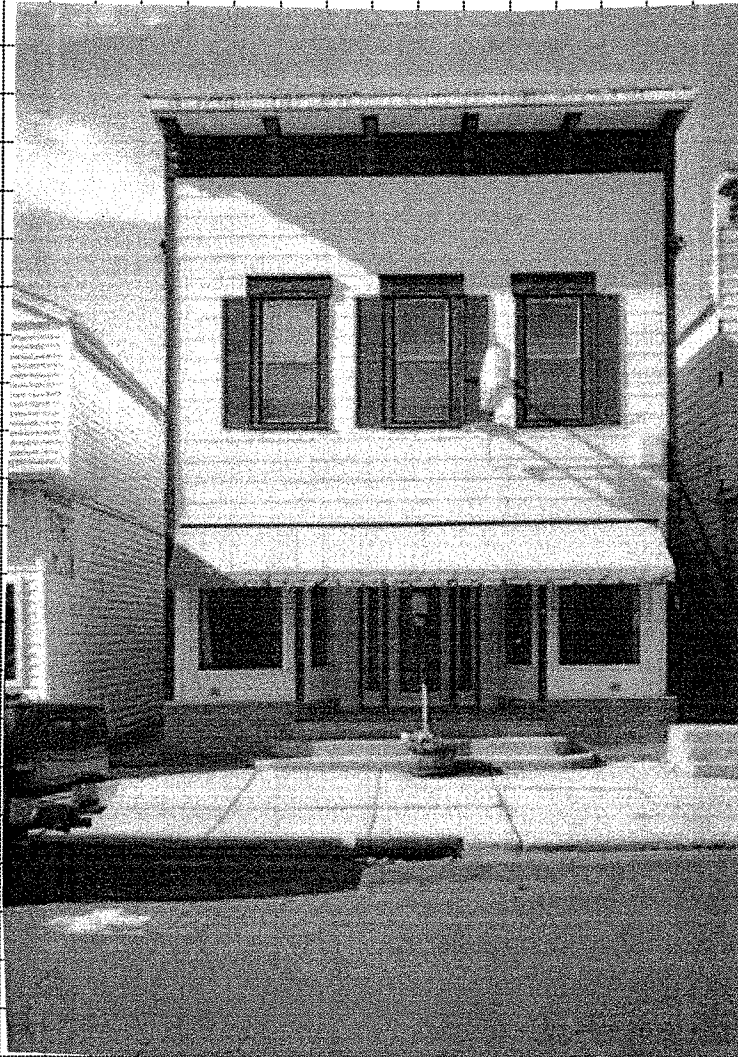


EXHIBIT: \_\_\_\_\_



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HISTORICAL  
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EVENTS

STORE

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PROPERTY RECORD  
18 W MAIN ST

Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE ..



## NAMES

Historic Name: **WILLIAM H. VAN HISE BUILDING**

Other Name:

Contributing: **Yes**

Reference Number: **85199**

## PROPERTY LOCATION

Location (Address): **18 W MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES

Year Built: **1871**

Additions:

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Boomtown**

Structural System:

Wall Material: **Asbestos**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS

National/State Register Listing Name: **Evansville Historic District**

## RESOURCE DESCRIPTIONS

### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

### About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

## RELATED ARTICLES

### Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

### Related products from our Online Store:

The Man From Clear Lake: Earth Day  
Founder Senator Gaylord Nelson  
(Large Print Ed.)



Price: \$24.95

Camn Randall Parchment Stationery

National Register Listing Date: **11/16/1978 12:00:00 AM**  
State Register Listing Date: **1/1/1989 12:00:00 AM**  
National Register Multiple Property Name:

## NOTES ▶

### Additional Information: .

**Bibliographic References:** ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

## RECORD LOCATION ▶

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

### ? Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

📧 [joe.deroose@wisconsinhistory.org](mailto:joe.deroose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

### “ How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

#### Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

## HPC-2019-53



Price: \$16.95

Bubbler Water Bottle



Price: \$12.95

Sport the Ship Dog - Stuffed Toy - Companion to the Book!



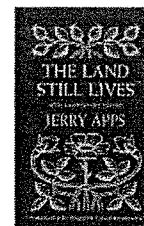
Price: \$14.95

Votes for Women Suffragists Photo Mug



Price: \$16.95

The Land Still Lives

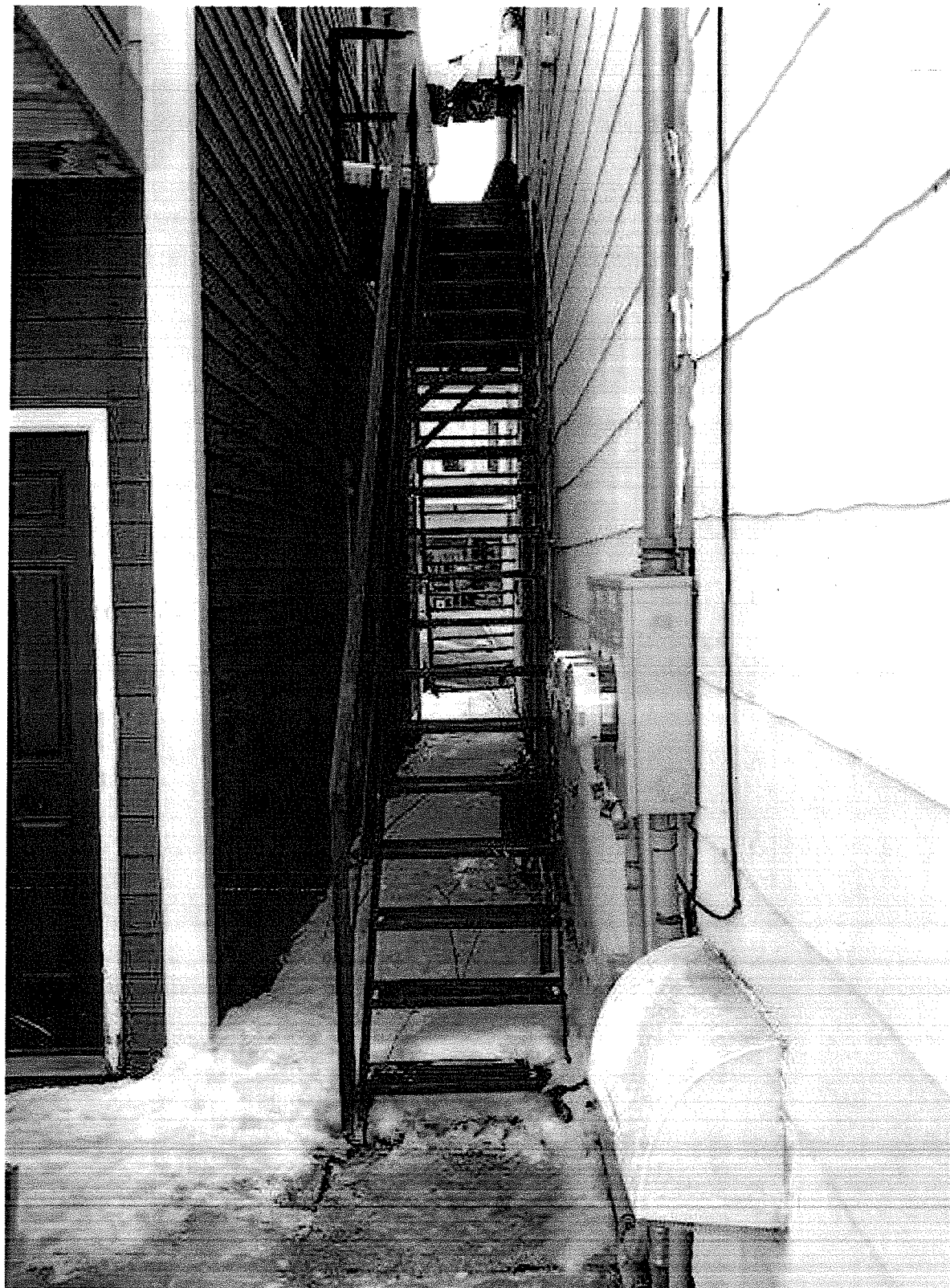


Price: \$25.00



HPC-2019-53





**Larry Schalk**

***Building Inspector and Code Enforcement***

City of Evansville

SECTION	SUPPLEMENTAL ATTACHMENTS
<div data-bbox="181 262 250 359">5</div>	<p data-bbox="323 275 1433 342">Use this sheet to attach any additional items. <b>Each attachment should be marked with an exhibit number.</b></p>
<div data-bbox="680 1843 922 1879">EXHIBIT: _____</div>	



---

HPC-2019-53

1 message

---

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>  
To: doversike58@icloud.com

Tue, Aug 27, 2019 at 9:27 AM

Mike,

I received the application and spoke with Dan Yoder today. I've instructed him to speak with the Building Inspector and create a plan to address the concerns. **Please be sure he or you communicate that plan back to me in writing before Friday Sept 6th**, so I can finish the application processing for historic. Depending on the solution, the application may have to go through commission review. I've set the application aside until I hear additional information. However, if the

-Jason

--

Jason Sergeant

*Community Development Director*

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

*"Best City for young families in Wisconsin" – nerdwallet.com*

PROJECT ADDRESS: 18 West main St. PARCEL # \_\_\_\_\_ PERMIT # \_\_\_\_\_  
PROJECT DESCRIPTION Outer steps To Apartment # A needs Repaired/Replaced



# BUILDING PERMIT APPLICATION

HPC-2019-53

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE  
ENFORCEMENT

31 S. Madison St, PO Box 529, Evansville, WI 53536

LARRY SCHALK (608)490-3100

[larry.schalk@ci.evansville.wi.gov](mailto:larry.schalk@ci.evansville.wi.gov)

RECEIVED

AUG 21

CITY OF EVANSVILLE

PERMIT REQUESTED: ☐ CONSTRUCTION ☐ HVAC ☐ ELECTRIC ☐ PLUMBING ☐ OTHER OSD  
OWNER'S NAME MIKE DOVERSPIKE ADDRESS 5134 Co. Rd F. DuRand, WI 54736  
PHONE 608-239-8444 EMAIL Doverspike58@Iceland.co

CONTRACTOR: ☐ CONST ☐ HVAC ☐ ELEC ☐ PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR: ☐ CONST ☐ HVAC ☐ ELEC ☐ PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR: ☐ CONST ☐ HVAC ☐ ELEC ☐ PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR: ☐ CONST ☐ HVAC ☐ ELEC ☐ PLBG LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

PROJECT AREA \_\_\_\_\_ SQ.FT. ESTIMATED PROJECT COST \$ \_\_\_\_\_

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE: IF I AM THE OWNER APPLYING, I HAVE READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE Mike Doverspike DATE 8-19-19

CONDITIONS OF APPROVAL: THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS. FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY.

PLOT PLAN MUST INCLUDE : LOT LINES , STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS- PROPOSED IMPROVEMENTS ( DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. \* IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS.  
BUILDING PLANS MUST INCLUDE : FLOOR PLAN , CROSS SECTION , COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH SPS 320-325. DECKS - SEE SPS 320-325 APPENDIX B [dps.wi.gov/UDC-ADMIN-CODE/](http://dps.wi.gov/UDC-ADMIN-CODE/)

PERMIT FEE \$ \_\_\_\_\_ CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT ISSUED BY : \_\_\_\_\_ CERTIFICATION # \_\_\_\_\_

CALL DIGGERS HOTLINE 1-800-242-8511



RECEIVED  
AUG 22 2019  
CITY OF EVANSVILLE

8-20-19

JASON,

I filled out what  
I could being 225  
miles AWAY-

DAN Yoder will see  
you about the steps.

If possible, I'd like  
just STAIRS going down  
towards the PARKING lot  
AND NOT the street.

Thanks,  
Mike

**City of Evansville**

31 S. Madison St.

P.O. Box 76

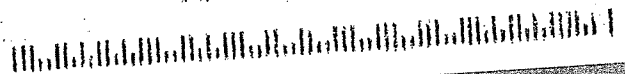
Evansville, WI 53536

**DOVERSPIKE PROP LLC.**  
**PO BOX 47**

-R-T-S- 535362055-1N

07/31/19

RETURN TO SENDER  
UNABLE TO FORWARD  
UNABLE TO FORWARD  
RETURN TO SENDER







**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address: <b>18 W MAIN</b>	Tax ID Number: 222 <b>001019</b>
Historic Property AHI Number: <b>85199</b>	Parcel Number: 6-27- <b>22</b>



OK Wed - meeting - HPC by end of Sept.

7F



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION

31 S. Madison St, PO Box 76, Evansville, WI 53536

**\$0.00**  
Application  
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form, it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant name:	Date received:
	RANDALL KRAUSE	RECEIVED
		SEP 10 2019
	AHI number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ) :	CITY OF EVANSVILLE
		Parcel Tax ID Number: 222 001037
	Historic property address:	Parcel Number: 6-27-4-10
	208 WEST Main St	Phone: 608-290-0421
	Evansville WI 53536	Email: granseed@hotmail.com
	Owner name (if different from above):	Owner Phone (if different):
	Same	
Owner address (if different from above):	Owner Email (if different):	
	contractor email: dbarnett@waunaakeeremodeling.com	

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**A. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of any portion of the property that will be affected by the work
- o Historic photograph (s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**B. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**C. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s - 1915 architecture of any small town in Wisconsin" - Wisconsin State Historic Society

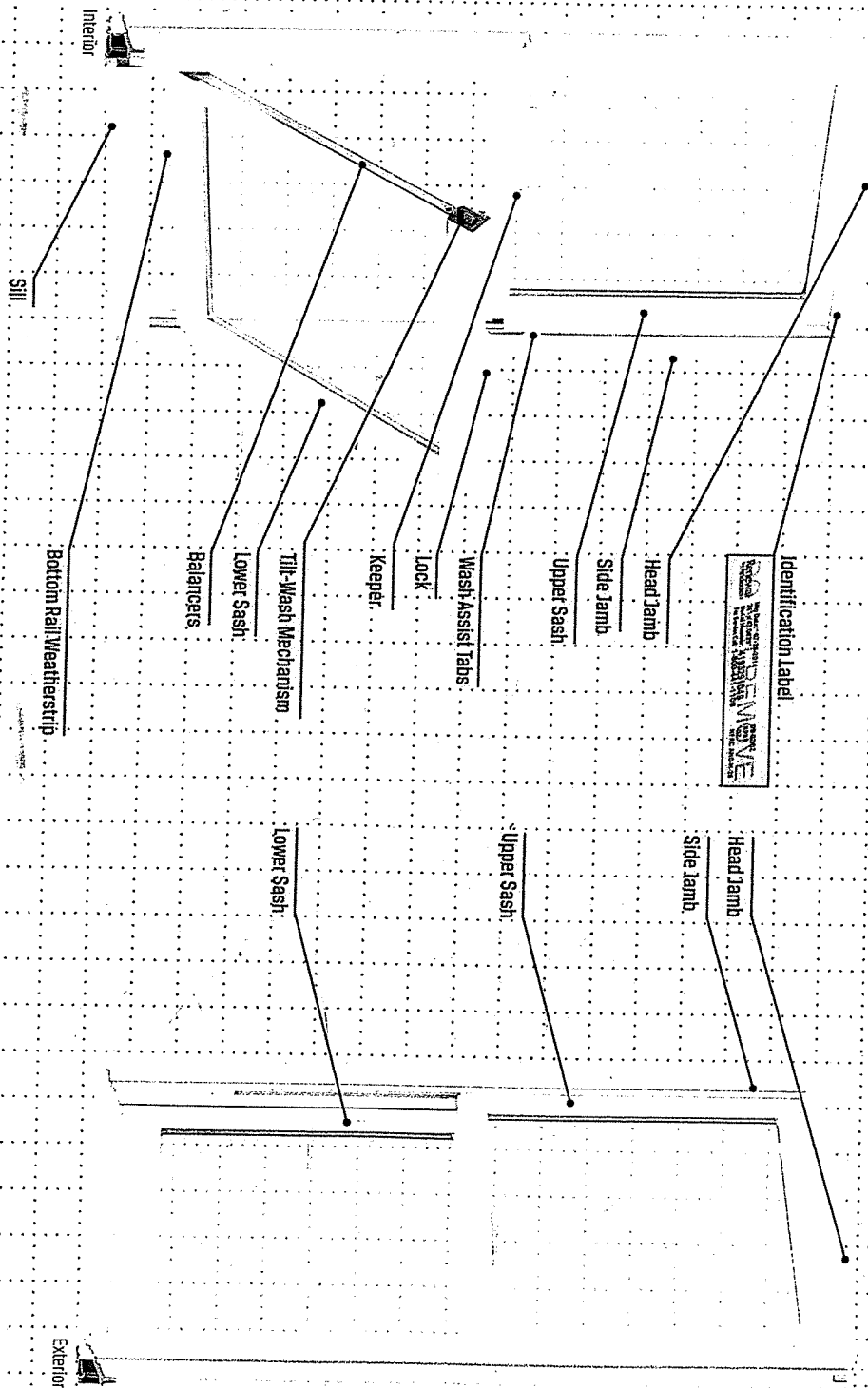
SUBMITTED BY: RANDALL KRAUSE  
Owner/Applicant Signature

DATE: \_\_\_\_\_

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please Check all boxes that apply and provide more detail in Sections 3 and 4	
Work Category		Work category details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> shingles only <input type="checkbox"/> soffit, fascia, or trim work <input type="checkbox"/> matching existing materials <input type="checkbox"/> change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (Wood, cement board, etc.) <input type="checkbox"/> Use modern materials (Plastic, Vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in Dimension or location (Height, Length) <input checked="" type="checkbox"/> Match Historic materials (Wood, Metal, Glass, etc.) <input checked="" type="checkbox"/> Use modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (Wood, Stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (Wood, Metal, etc.) <input type="checkbox"/> Use new modern material (Plastic, Vinyl aluminum, etc.) <input type="checkbox"/> Column, Railing or Skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New Construction	<input type="checkbox"/> addition <input type="checkbox"/> new building <input type="checkbox"/> façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and Exterior Lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <input type="checkbox"/> New Alternative Materials <input type="checkbox"/> Matching Existing Materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern Materials <input type="checkbox"/> Match Existing Materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

Windows will be double hung as in the  
house already

# Double-Hung WINDOWS



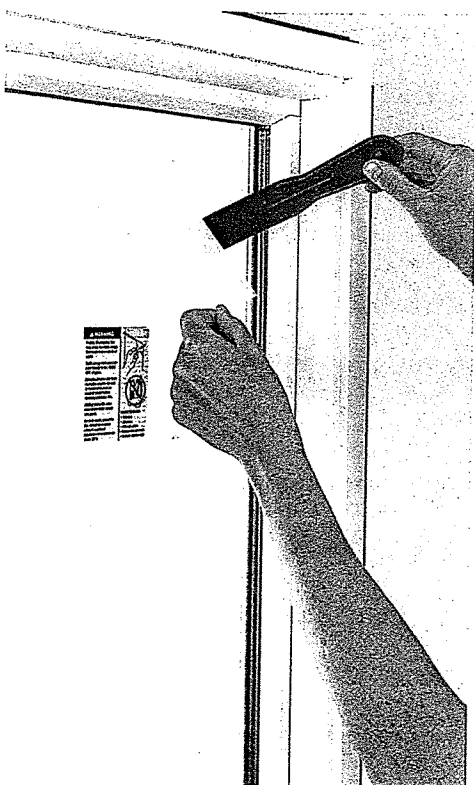
A-1

SECTION	PROPOSED WORK SUMMARY	Replace Win
3	<p>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> <p>Replacing all windows with double hung as in place now. These windows are not original.</p> <p>See A-1 * A-2 * A-3 * A-4</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>The oval windows will be 14x20 windows. Have found nothing that states oval is original. Believe to have been made oval when shake shingles were added. Shake shingles are covering original 4" horizontal siding.</p> <p>See <del>A-4</del> A-5</p>
	<p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p> <p><b>Adherence to the Standards and Guidelines will help assure your property will be eligible for the certification required for available state and federal tax credits.</b></p> <p>Rotting wood frames will be replaced with <u>wood</u> frames.</p> <p>See A-6</p>

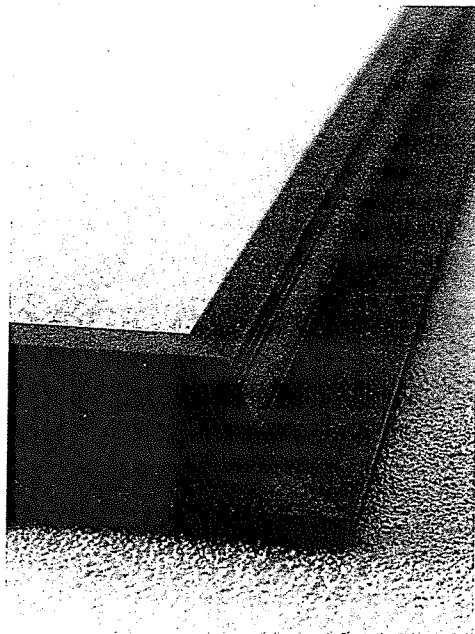


For tight seams or corners, use a plastic scraper. Never use razorblades or other metal edges, as they can damage the glass and exterior coating.



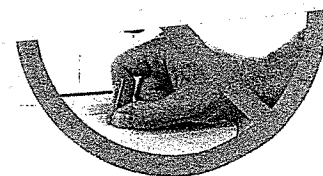
## A Word about Fibrex® Material

Fibrex® material is a unique composite of v fibers and thermoplastic polymers. Formule to resist flaking, rusting, blistering, peeling, cracking, pitting, and corroding, Fibrex® mat requires no painting or staining to give you a beautiful window for years to come. For more information on painting and staining, please see page 23.



## NOTICE

HPC-2019-60  
208 W Main  
Replace Windows



Never nail through Fibrex® material. Irreparable product damage could result. Modifying window or door products after installation voids your manufacturer's warranty. This includes driving nails or screws through the window sash and frame.

## WARNING

Dispose of film immediately, as it poses a suffocation hazard to children.

OWS

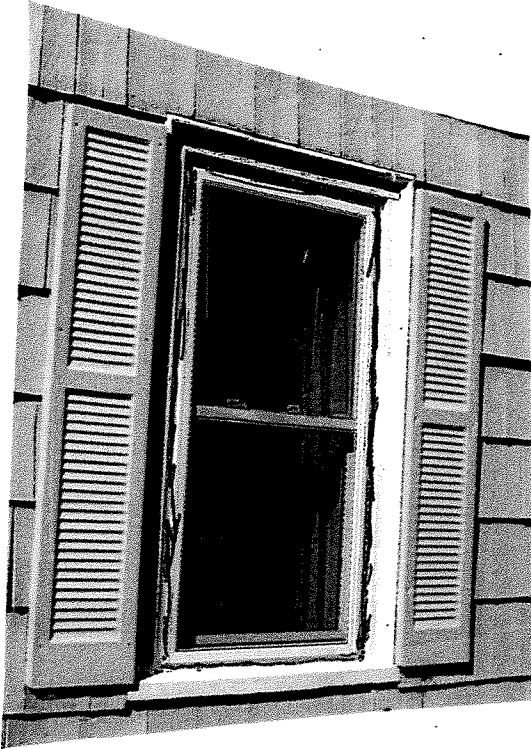
Windows will have a ~~off~~ white finish inside and out

A-2

HPC-2019-60

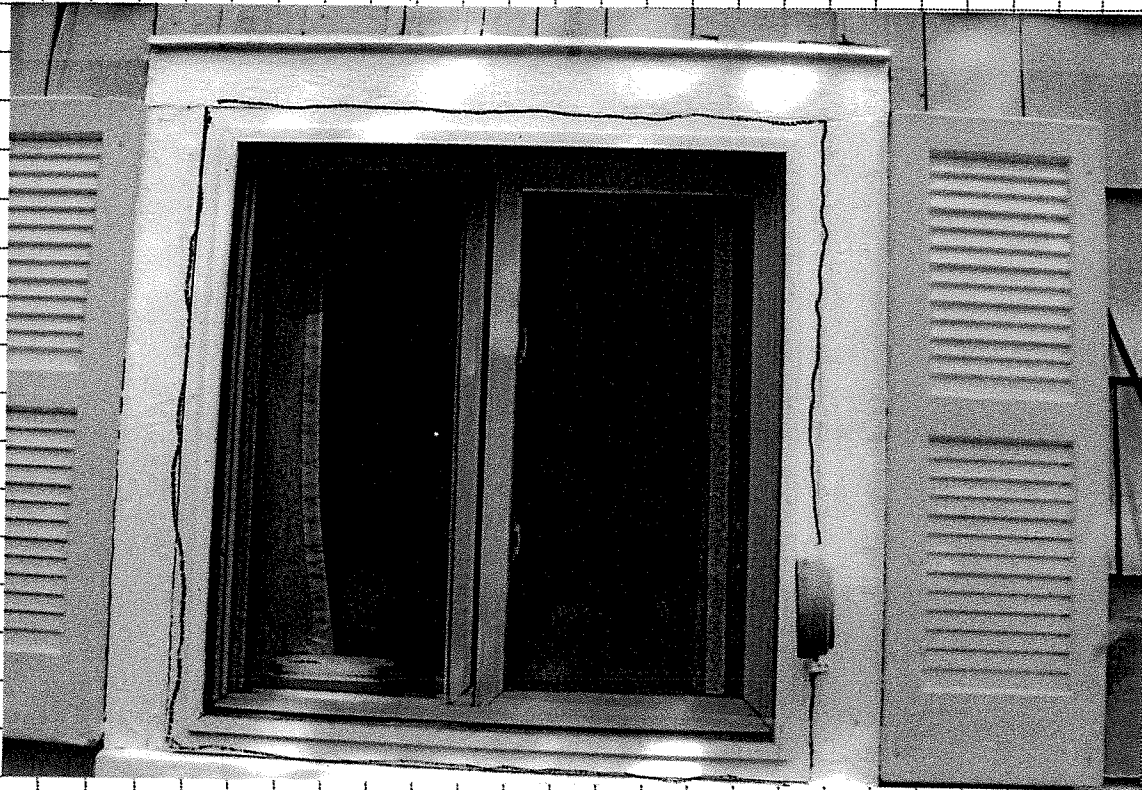
208 W Main

Replace Windows



This window is one  
of four on front of  
house. Replacements  
will fit in box area.

SECTION	SUPPLEMENTAL ATTACHMENTS
5	Use this sheet to attach any additional items. <b>Each attachment should be marked with an exhibit number.</b>



Kitchen window - Replacement fit into  
outlined portion

EXHIBIT: A-4



Having windows made  
to size of inside  
window. Not going to  
do oval on outside

Outside



Inside.



New window goes to black line. Here  
rotting frame will be replaced with  
wood pieces.

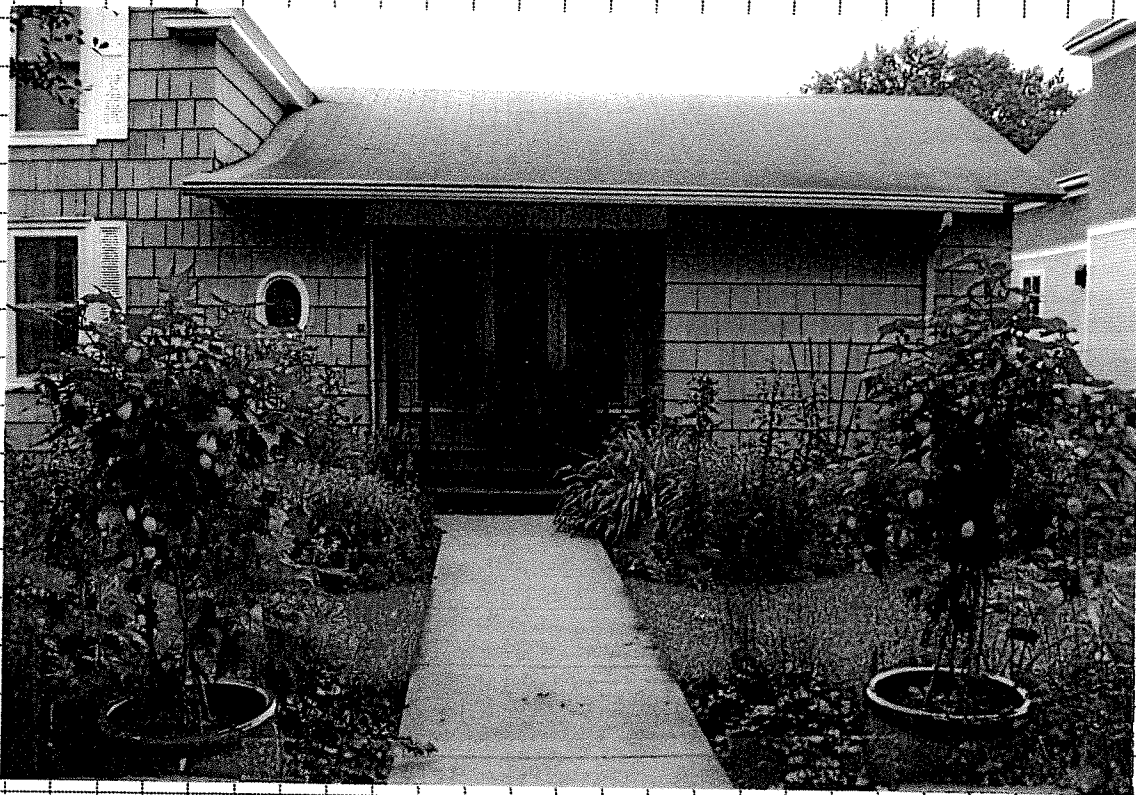
SECTION

REQUIRED ATTACHMENTS

5

Please attach the following required items using the space below or additional sheets as necessary. **Each attachment should be marked with an exhibit number:**

- A. Clear photo(s) of any portion of the property affected by the work
- B. Historic photograph (if available) *Havent foundation.*
- C. Site plan (if applicable)
- D. Exterior elevations or sketches of existing conditions and proposed work
- E. Samples or specifications of proposed materials
- F. Additional attachments that may assist in understanding the proposed work



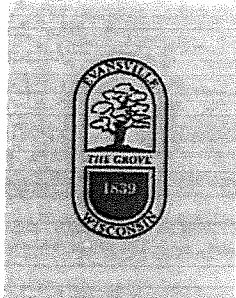
*Little oval windows would be a  
14"x20" window. Wood frame place around  
to match other windows.*

EXHIBIT: \_\_\_\_\_



PROJECT ADDRESS \_\_\_\_\_ PARCEL # \_\_\_\_\_ PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION \_\_\_\_\_



## BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE  
ENFORCEMENT

31 S. Madison St, PO Box 76, Evansville, WI 53536

LARRY SCHALK (608)490-3100

[larry.schalk@ci.evansville.wi.gov](mailto:larry.schalk@ci.evansville.wi.gov)

PERMIT REQUESTED: \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_ HVAC \_\_\_\_\_ ELECTRIC \_\_\_\_\_ PLUMBING \_\_\_\_\_ OTHER \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ \_CONST\_ \_HVAC\_ \_ELEC\_ \_PLBG \_\_\_\_\_ LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ \_CONST\_ \_HVAC\_ \_ELEC\_ \_PLBG \_\_\_\_\_ LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ \_CONST\_ \_HVAC\_ \_ELEC\_ \_PLBG \_\_\_\_\_ LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ \_CONST\_ \_HVAC\_ \_ELEC\_ \_PLBG \_\_\_\_\_ LIC/CERT#/EXP \_\_\_\_\_ PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

PROJECT AREA \_\_\_\_\_ SQ.FT. ESTIMATED PROJECT COST \$ \_\_\_\_\_

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CONDITIONS OF APPROVAL : THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS . FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HPC-2019-60**  
208 W Main  
Replace Windows

**PLOT PLAN MUST INCLUDE :** LOT LINES , STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS ( DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. \* IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS.

**BUILDING PLANS MUST INCLUDE :** FLOOR PLAN , CROSS SECTION , COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH SPS 320-325 . DECKS - SEE SPS 320-325 APPENDIX B [dsps.wi.gov/UDC-ADMIN-CODE/](http://dsps.wi.gov/UDC-ADMIN-CODE/)

PERMIT FEE \$ \_\_\_\_\_ CHECK # \_\_\_\_\_ DATE \_\_\_\_\_

PERMIT ISSUED BY : \_\_\_\_\_ CERTIFICATION # \_\_\_\_\_

CALL DIGGERS HOTLINE 1-800-242-8511



**DECISION FORM FOR**  
**CERTIFICATE OF APPROPRIATENESS**  
 CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
 31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

### Certificate of Appropriateness Decision Criteria:

*The Historic Preservation commission is authorized to grant certificates of appropriateness when the standards found in section 62-36(10) of the municipal ordinances are met:*

- ☐ *The proposed work does not have an adverse effect on the immediate site*
- ☐ *The proposed work does not have an adverse effect on adjacent properties*
- ☐ *The proposed work does not have an adverse effect on the entire district*
- ☐ *Historic character is preserved*

Summary of work (include reasons why proposal does or does not meet each standard):

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**Certificate of Appropriateness is hereby:**

- ☐ **Approved**
- ☐ **Not approved**
- ☐ **Approved with conditions:**

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**Approved by:** \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

**Date:** \_\_\_\_\_

#### HISTORIC PROPERTY INFORMATION

Historic property address:	Tax ID Number: 222 _____
Historic property AHI Number:	Parcel Number: 6-27- _____



# APPL CERTIFICATE C

123 S Third  
Reconstruct Rear Stairs

S

**\$0.00**  
Application  
Fee

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 529, Evansville, WI 53536

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	Matt Zebell	9-12-2019
	AHJ Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	
	85022	Parcel Tax ID Number: 222 001215
	Historic Property Address:	Parcel Number: 6-27-213
	123 S Third St	Phone:
	Evansville WI	Email:
	Owner Name (if different from above):	Owner Phone (if different):
	Same	
	Owner Address (if different from above):	Owner Email (if different):
Same	zebellmg@charter.net	

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s - 1915 architecture of any small town in Wisconsin" - Wisconsin State Historic Society

SUBMITTED BY:

Owner/Applicant Signature

DATE:

9/12/2019

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input checked="" type="checkbox"/> <u>Replace unsafe + non original</u>

landing + steps (exterior) to match historical appearance + bring to code.

SECTION	PROPOSED WORK SUMMARY	123 S Third Street Reconstruct Rear Stair
3	<p>For each Item that was checked in the left-hand color            rize the work proposed to be done. (If changing the location, product, or material of            the existing structure, describe the material's type, color, quality, and reason for            change. If providing attachments of products, materials, or construction specifica-            tions please refer to the applicable attachment.)</p> <p>Replacing landing (metal) + steps as            well as handrail with treated lumber. Current            Situation is not original to historic home and            not safe. Improvements will be more            consistant with homes historical character.</p>	

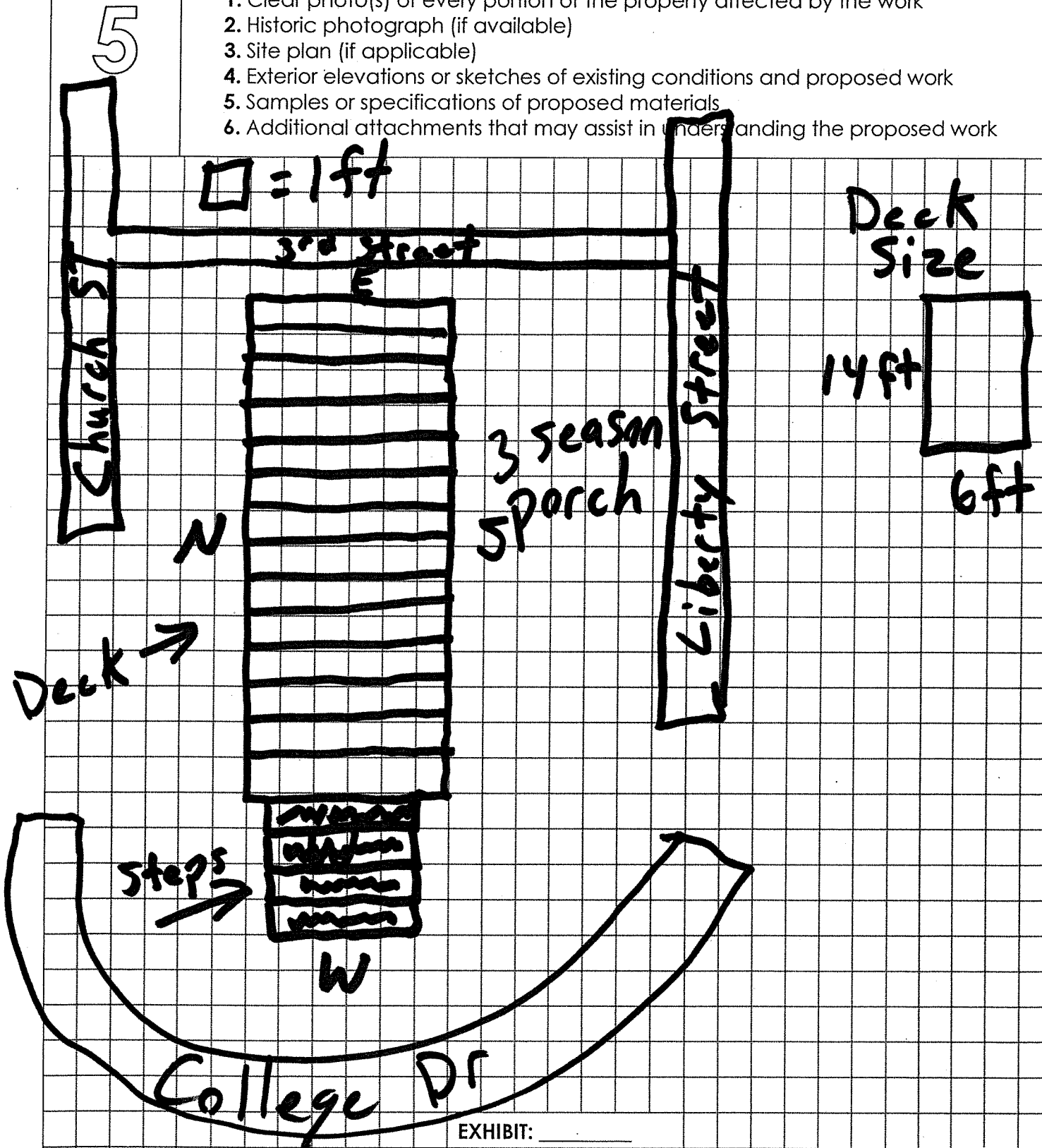
[illegible]

## SECTION

## REQUIRED ATTACHMENTS

Please attach the following required items using the space as necessary, **Each attachment should be marked with an exhibit number:**

1. Clear photo(s) of every portion of the property affected by the work
2. Historic photograph (if available)
3. Site plan (if applicable)
4. Exterior elevations or sketches of existing conditions and proposed work
5. Samples or specifications of proposed materials
6. Additional attachments that may assist in understanding the proposed work

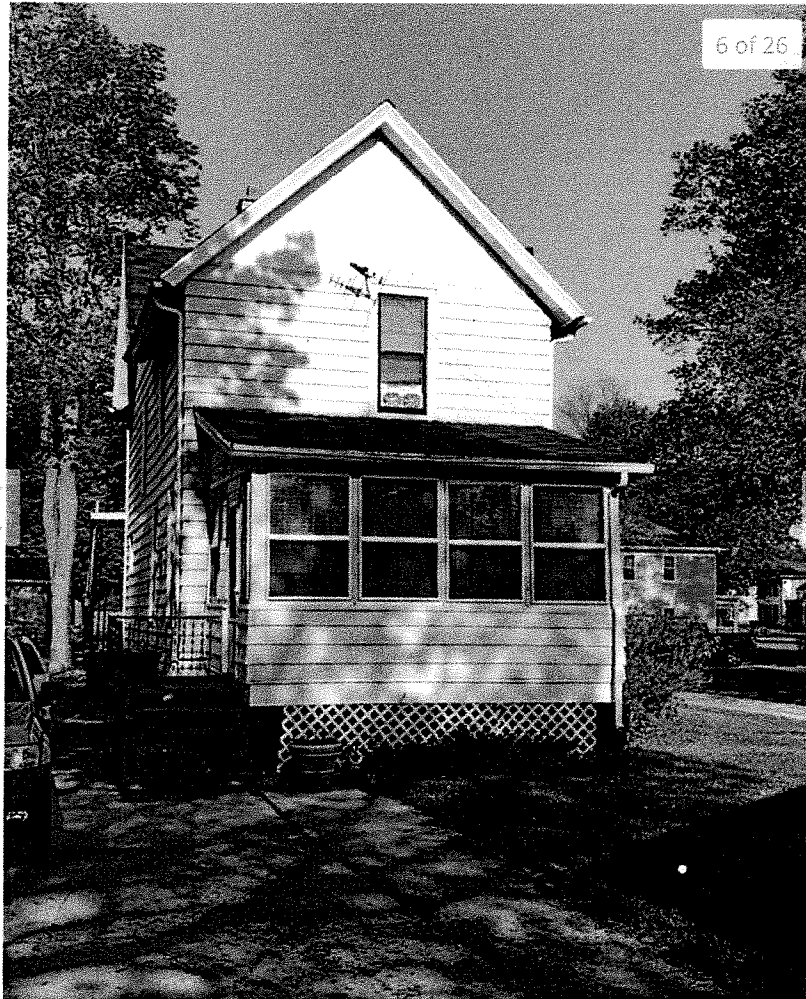




HPC-2019-62  
123 S Third  
Reconstruct Rear Stairs



**HPC-2019-62**  
**123 S Third**  
**Reconstruct Rear Stairs**



back of house

Sold: \$158,000 (3 beds, 2 baths, 1,486 sqft)



St

HPC-2019-62

123 S Third

Reconstruct Rear Stairs

BROWSE ▾

SEAR

TURE

## PROPERTY RECORD

123 S 3RD ST

## Architecture and History Inventory

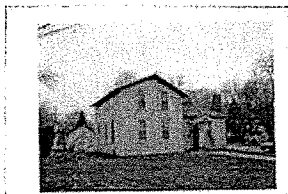
PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



## NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85022**

## PROPERTY LOCATION

Location (Address): **123 S 3RD ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

## RESOURCE DESCRIPTIONS

### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

### About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

## RELATED ARTICLES

### Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

## DESIGNATIONS

National/State Register Listing Name: **Evansville Historic District**  
National Register Listing Date: **11/16/1978**  
State Register Listing Date: **1/1/1989**  
National Register Multiple Property Name:

## NOTES

**Additional Information:** BUILT BETWEEN 1883 AND 1891.

**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. MADISON: J. J. STONER, 1883. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891.

## RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

### Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

[joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

### How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

#### Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

**HPC-2019-62**

123 S Third

Reconstruct Rear Stairs



Price: \$29.95

Pub Night at Pendarvis -  
9/27/2019



Price: \$10.00

Votes for Women Suffragists  
Photo Mug



Price: \$16.95

Ridge Stories: Herding Hens,  
Powdering Pigs, and Other  
Recollections from a Boyhood  
in the Driftless



Price: \$20.00

The Man From Clear Lake:  
Earth Day Founder Senator  
Gavlord Nelson (Large Print



**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27- _____

PROJECT ADDRESS 123 S Third St PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION: <u>Replace landing + 4 exterior backdoor SPS. Replace metal for wood.</u>	PARCEL #: <u>6-27-213</u>
	TAX ID #: <u>222 001215</u>



## BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT  
31 S. Madison St, PO Box 529, Evansville, WI 53536  
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: ☒ CONSTRUCTION ☐ HVAC ☐ ELECTRIC ☐ PLUMBING ☐ OTHER \_\_\_\_\_

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Zebell, Matt</u>	<u>same</u>	<u>608-835-2110</u>	
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Steve Diaz</u>		<u>608-449-0636</u>	
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA 50 SQ.FT. ESTIMATED PROJECT COST \$ 3,000

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE [Signature] DATE 9/12/2019

CONDITIONS OF APPROVAL: THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS, FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY.

HPC-2019-62

123 S Third

Reconstruct Rear Stairs

PLOT PLAN MUST INCLUDE: LOT LINES, STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. \* IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. BUILDING PLANS MUST INCLUDE: FLOOR PLAN, CROSS SECTION, COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH SPS 320-325.

DECKS - SEE SPS 320-325 APPENDIX B dsps.wi.gov/UDC-ADMIN-CODE/

Paid To:  
City of Evansville

PERMIT FEE: \$ 50.00 Cash CHECK #: \_\_\_\_\_ DATE: 9/12/19

PERMIT ISSUED BY: \_\_\_\_\_ CERTIFICATION #: 70184  
LARRY SCHALK

Receipt: 1.136995 50.00  
ZEBELL MATT

Sep 12, 2019 09:43AM

CALL DIGGERS HOTLINE: 1-800-242-8511





# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION

31 S. Madison St, PO Box 529, Evansville, WI 53536

Initiated by City  
Enforcement Action

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <b>RECEIVED</b>
	<b>Prakong Spears</b>	<b>08-21-19</b>
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ) :	
	<b>85190</b>	Parcel Tax ID Number: 222 <b>7006222</b>
	Historic Property Address:	Parcel Number: 6-27- <b>100</b>
	<b>11 1/2 S. Madison St.</b>	Phone: <b>608 921-5290</b>
		Email:
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY:

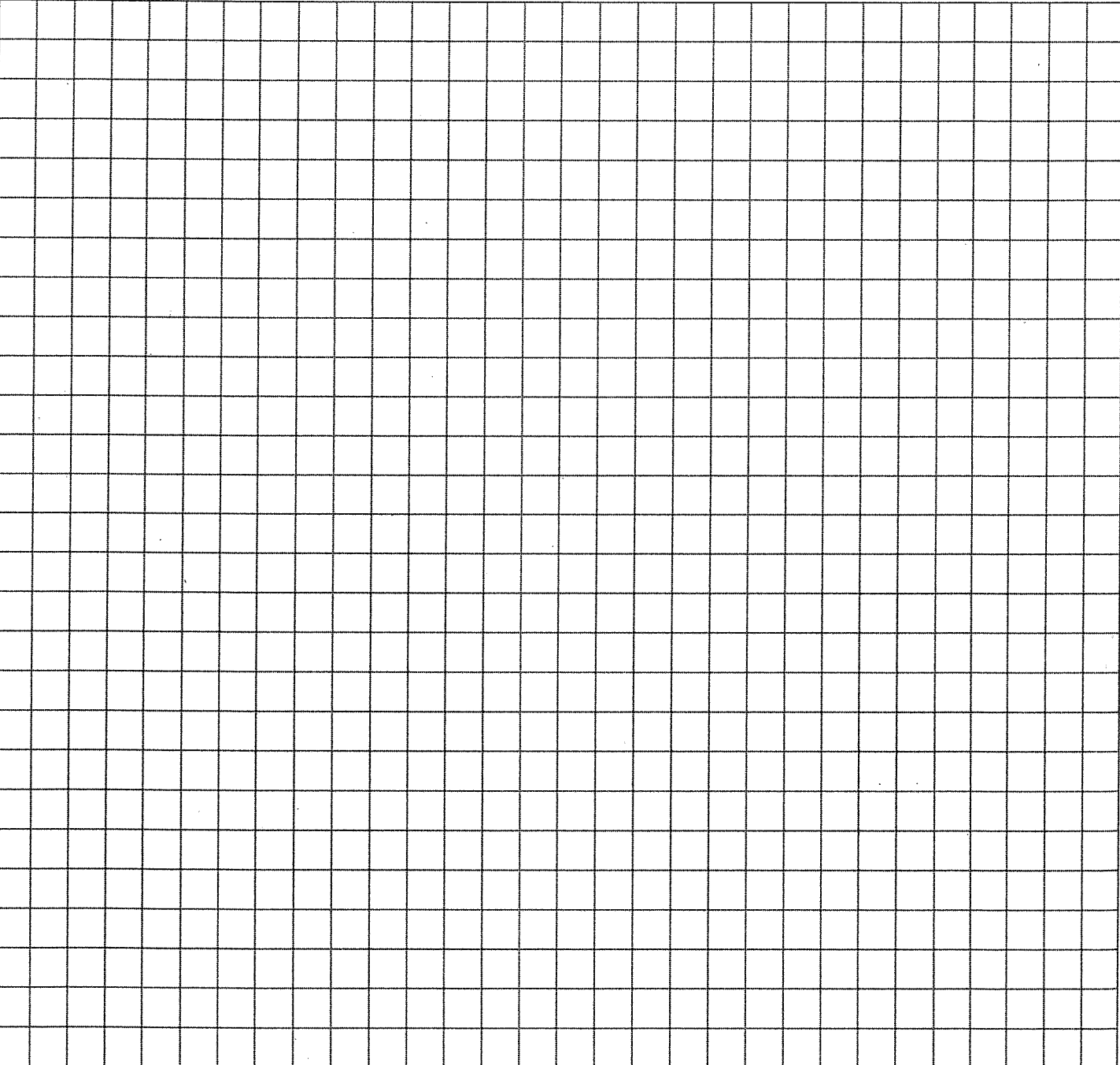
Owner/Applicant Signature

DATE:

**08-21-19**

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input checked="" type="checkbox"/> Removal or <u>altering of original architectural details</u> <input type="checkbox"/> _____

[illegible][illegible]

SECTION	REQUIRED ATTACHMENTS
<div data-bbox="180 275 250 373">5</div>	<p data-bbox="321 180 1533 247">Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol data-bbox="370 254 1463 468" style="list-style-type: none"><li data-bbox="370 254 1354 289">1. Clear photo(s) of every portion of the property affected by the work</li><li data-bbox="370 289 862 325">2. Historic photograph (if available)</li><li data-bbox="370 325 727 361">3. Site plan (if applicable)</li><li data-bbox="370 361 1398 396">4. Exterior elevations or sketches of existing conditions and proposed work</li><li data-bbox="370 396 1068 432">5. Samples or specifications of proposed materials</li><li data-bbox="370 432 1463 468">6. Additional attachments that may assist in understanding the proposed work</li></ol>
	
<div data-bbox="699 1843 948 1879">EXHIBIT: _____</div>	



# DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

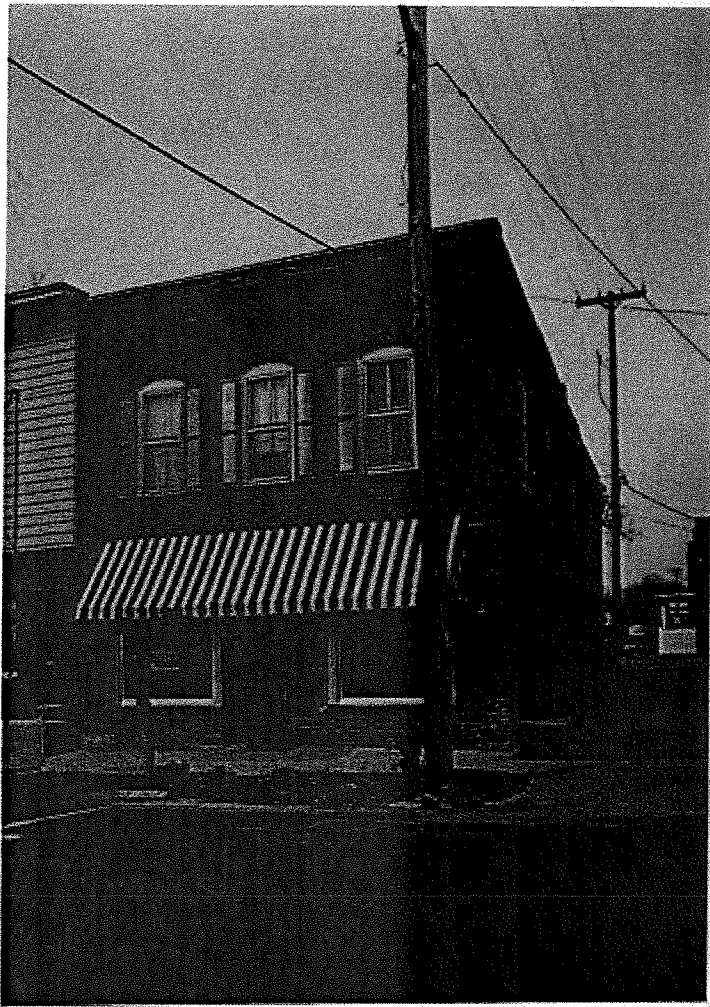
Date: \_\_\_\_\_

## HISTORIC PROPERTY INFORMATION

Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27-_____

SECTION	SUPPLEMENTAL ATTACHMENTS
5	Use this sheet to attach any additional items. <b>Each attachment should be marked with an exhibit number.</b>
<div>EXHIBIT: _____</div>	







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EVENTS

STORE

## PROPERTY RECORD

11 S MADISON ST

## Architecture and History Inventory

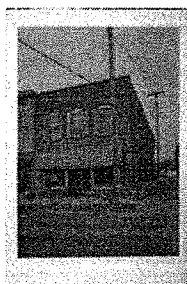
PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



### NAMES ▸

Historic Name: **A. R. MCKINNEY BUILDING**

Other Name:

Contributing: **Yes**

Reference Number: **85190**

### PROPERTY LOCATION ▸

Location (Address): **11 S MADISON ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

### PROPERTY FEATURES ▸

Year Built: **1886**

Additions:

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Brick**

Architect: **THOMAS BAKER (MASON)**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

### DESIGNATIONS ▸

National/State Register Listing Name: **Evansville Historic District**

National Register Listing Date: **11/16/1978**

### RESOURCE DESCRIPTIONS

#### About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

#### About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

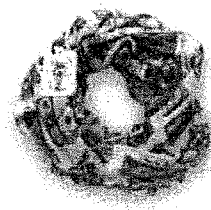
### RELATED ARTICLES

#### Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

#### Related products from our Online Store:

Retrospect Camera Scarf



Price: \$19.99

Pendarvis Tea Towel

State Register Listing Date: **1/1/1989**  
National Register Multiple Property Name:

## NOTES ▶

### Additional Information:

**Bibliographic References:** EVANSVILLE REVIEW. SEPTEMBER 18, 1886. MONTGOMERY, RUTH ANN.  
EVANSVILLE REVIEW, JUNE 26, 1996. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER  
FREE PUBLIC LIBRARY.

## RECORD LOCATION ▶

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin  
Historical Society, Madison, Wisconsin

### Have Questions?

If you didn't find the record you were looking for, or have other questions about historic  
preservation, please email us and we can help:

[joe.deroose@wisconsinhistory.org](mailto:joe.deroose@wisconsinhistory.org)

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- AHI number
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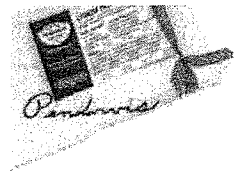
Note: When providing a historical fact, such as the story of a historic event or the name of an  
architect, be sure to list your sources. We will only create or update a property record if we can  
verify a submission is factual and accurate.

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For the purposes of a bibliography entry or footnote, follow this model:

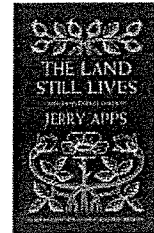
#### Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name",  
"Town", "County", "State", "Reference Number".



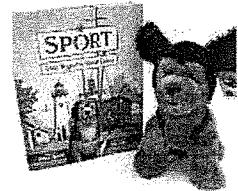
Price: \$15.95

The Land Still Lives



Price: \$25.00

Sport: Book & Dog Bundle!



Price: \$29.95

The Man From Clear Lake: Earth Day  
Founder Senator Gaylord Nelson  
(Large Print Ed.)



Price: \$24.95

Votes for Women Mug



Price: \$25.95

PROJECT ADDRESS 11 1/2 S Madison St PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION: <u>Egress Stairs</u>	PARCEL #:
	TAX ID #:



## BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT  
31 S. Madison St, PO Box 529, Evansville, WI 53536  
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: ☒ CONSTRUCTION ☐ HVAC ☐ ELECTRIC ☐ PLUMBING ☐ OTHER \_\_\_\_\_

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Prakong Spears</u>	<u>11 1/2 S Madison St</u>		
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Misti C Milwork &amp; Construction</u>		<u>608 897-5583</u>	
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA Stairway SQ.FT. ESTIMATED PROJECT COST \$ \_\_\_\_\_

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE [Signature] DATE 8-21-19

CONDITIONS OF APPROVAL: THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS, FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY.

**HPC-2019-59**  
11 S Madison  
Reconstruct Stairs

PLOT PLAN MUST INCLUDE: LOT LINES, STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. \* IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. BUILDING PLANS MUST INCLUDE: FLOOR PLAN, CROSS SECTION, COMPLETE CONSTRUCTION DETAILS

IN COMPLIANCE WITH SPS 320-325.

DECKS - SEE SPS 320-325 APPENDIX B [dps.wi.gov/UDC-ADMIN-CODE/](https://dps.wi.gov/UDC-ADMIN-CODE/)

Paid To:  
City of Evansville

PERMIT FEE: \$ 50.00 CHECK #: 2526 DATE: \_\_\_\_\_

PERMIT ISSUED BY: \_\_\_\_\_ CERTIFICATION #: 70184  
LARRY SCHALK

Receipt: 1.136572 50.00  
SPEARS PJ

Aug 21, 2019 01:20PM

CALL DIGGERS HOTLINE: 1-800-242-8511



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 529, Evansville, WI 53536

**\$0.00**  
Application  
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: 9/16/2019
	RJ Spears	
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ):	
	85190	Parcel Tax ID Number: 222
	Historic Property Address:	Parcel Number: 6-27-100
	115 Madison St	Phone:
		Email:
	Owner Name (if different from above):	Owner Phone (if different):
		608-575-2328 Mark
	Owner Address (if different from above):	Owner Email (if different):
	11 1/2 S Madison	

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY:

*RK* Rick Knutson  
Owner/Applicant Signature

DATE: 9-16-19

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____



SECTION	PROPOSED WORK SUMMARY
3	For each Item that was checked in the left-hand column or section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)
	Replace brick veneer w/ wood products to simulate 1855 design. Flat wall panel w/ trim as picture framing around perimeter. See Exhibit 1 Also Exhibit 2 on Existing building on Main St.
	Existing brick face is tipping away from building, will fall over in time.

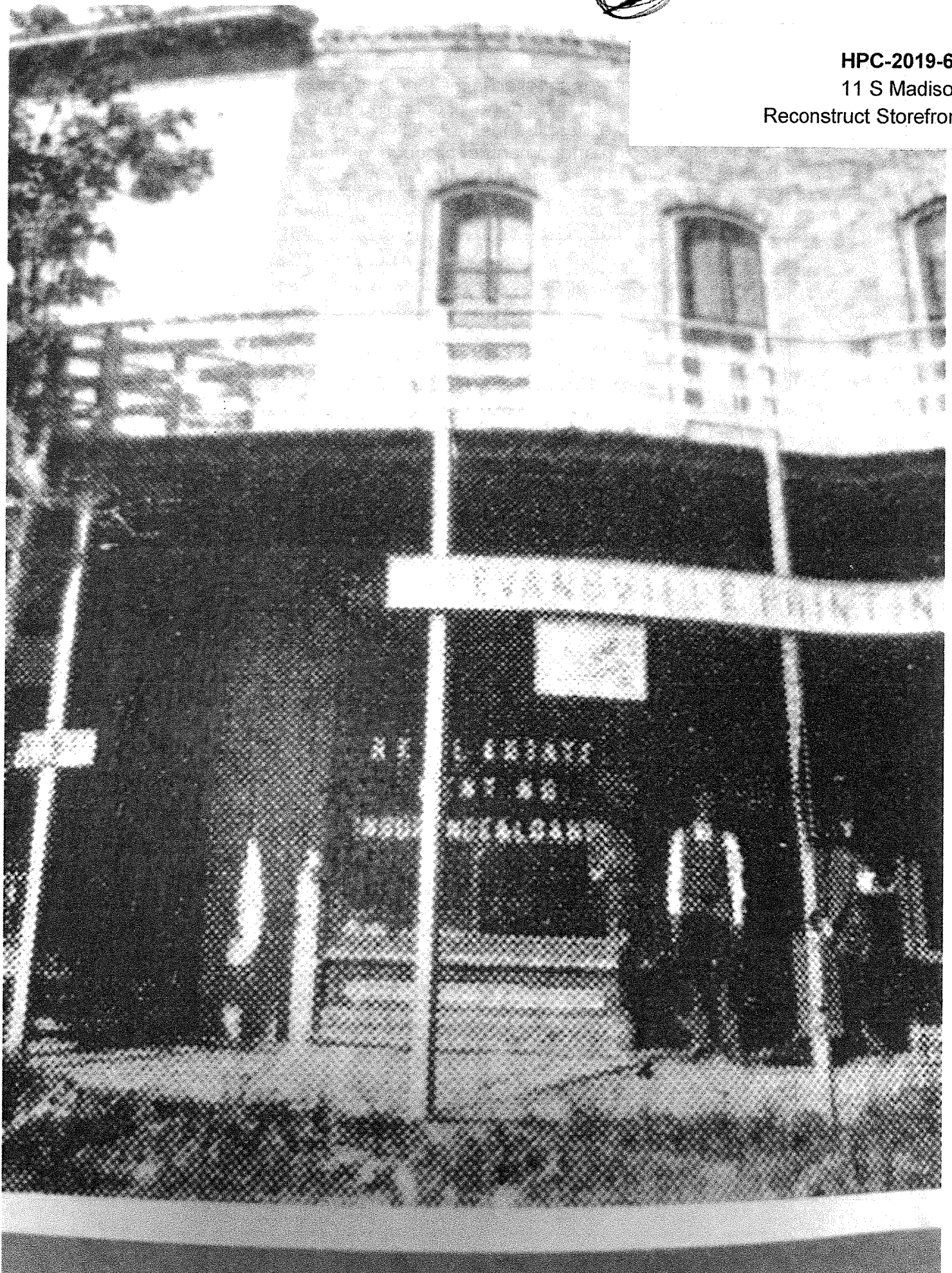
SECTION	SUPPLEMENTAL QUESTIONS
4	Will the proposed work alter any of the distinctive features or historic architectural details of the property? NO
	Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)
	Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.
	will put back to original design



HPC-2019-63

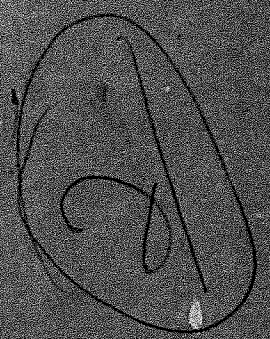
11 S Madison

Reconstruct Storefront





**HPC-2019-63**  
11 S Madison  
Reconstruct Storefront





PROPERTY RECORD

**11 S MADISON ST**

**Architecture and History Inventory**

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**NAMES ▸**

Historic Name: **A. R. McKINNEY BUILDING**

Other Name:

Contributing: **Yes**

Reference Number: **85190**

**PROPERTY LOCATION ▸**

Location (Address): **11 S MADISON ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

**PROPERTY FEATURES ▸**

Year Built: **1886**

Additions:

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Brick**

Architect: **THOMAS BAKER (MASON)**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

**DESIGNATIONS ▸**

National/State Register Listing Name: **Evansville Historic District**

National Register Listing Date: **11/16/1978**

**RESOURCE  
DESCRIPTIONS**

**About the National  
Register and State  
Register of Historic  
Places**

All Wisconsin National Register of Historic Places listings are searchable on our website.

**About Our Wisconsin  
Architecture and History  
Inventory (AHI)**

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

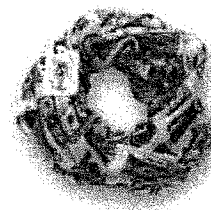
**RELATED ARTICLES**

**Is Your Property Eligible  
for the National Register  
or State Register of  
Historic Places?**

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

**Related products from our  
Online Store:**

[Retrospect Camera Scarf](#)



Price: \$19.99

[Pendarvis Tea Towel](#)

## NOTES ▶

### Additional Information: .

**Bibliographic References:** EVANSVILLE REVIEW. SEPTEMBER 18, 1886. MONTGOMERY, RUTH ANN.  
EVANSVILLE REVIEW, JUNE 26, 1996. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER  
FREE PUBLIC LIBRARY.

## RECORD LOCATION ▶

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin  
Historical Society, Madison, Wisconsin

### Have Questions?

If you didn't find the record you were looking for, or have other questions about historic  
preservation, please email us and we can help:

[joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an  
architect, be sure to list your sources. We will only create or update a property record if we can  
verify a submission is factual and accurate.

### How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

#### Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name",  
"Town", "County", "State", "Reference Number".

**HPC-2019-63**

**11 S Madison**

**Reconstruct Storefront**

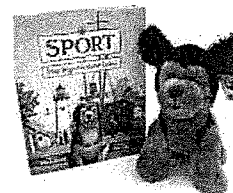
Price: \$15.95

The Land Still Lives



Price: \$25.00

Sport: Book & Dog Bundle!



Price: \$29.95

The Man From Clear Lake: Earth Day  
Founder Senator Gaylord Nelson  
(Large Print Ed.)



Price: \$24.95

Votes for Women Mug



Price: \$25.95



**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27- _____





# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION

31 S. Madison St, PO Box 529, Evansville, WI 53536

**\$0.00**  
Application  
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov) to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	City of Evansville	
		09/10/2019
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ) :	
	171481	Parcel Tax ID Number: 222 063085
	Historic Property Address:	Parcel Number: 6-27- 839
	Leonard-Leorta Park	Phone: 608-882-2285
	Horseshoe Lagoon West	Email: <a href="mailto:jason.sergeant@ci.evansville.wi.gov">jason.sergeant@ci.evansville.wi.gov</a>
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):

**INSTRUCTIONS:** Complete this entire form and submit to City Hall the following:

**1. Application Form with attachments (as outlined in Section 5):**

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- Site plan (if applicable)

**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

**3. Sign Application (if applicable)**

All applications are to be submitted 10 days prior to the HPC meeting. HPC typically meets on the third Wednesday of each month at 6:00pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.

Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s, 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: \_\_\_\_\_


  
Owner/Applicant Signature


DATE: 09/10/2019

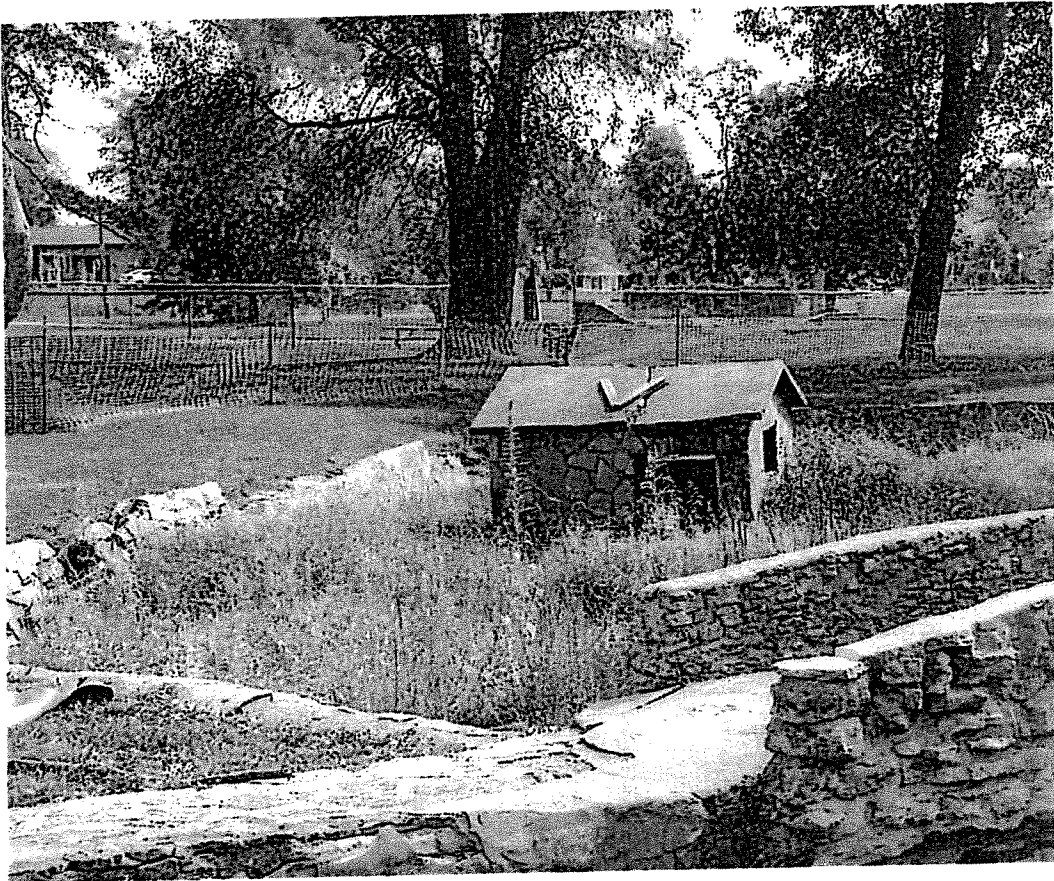


SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
	Work Category	Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input checked="" type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)
	The City of Evansville is proposing the replacement of the Duck House on the West Lagoon, removed in 2018 after a structural failure from flooding and. The reconstructed duck house will replicate the appearance and form as of the 2018 removal. A 5 foot square concrete slab foundation will be installed in the creek bed. The walls will be constructed of stacked and mortared buff colored tannon stone to with each stone being 4" high, 8" deep, and having random widths and mortar joints. A cement roof will be cast and placed on stop, or cast in place with the existing "V" decoration re-applied or recreated. During excavation and repairs to the creek walls, the original chimney and steps were found, these will be used in the reconstruction. A Reconstructed wooden front door, locked in place will be added inside the primary opening. Additionally, sturdy wiring or netting will be applied to the inside of all openings. Opening sizes and locations will be included to mimic the original structure, including one door, two windows, and three round duck entrances.

SECTION	SUPPLEMENTAL QUESTIONS
4	Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	Yes, the proposed work completely replaced the original duckhouse.
	Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) <b>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</b>
	The work will preserved some elements of a distinctive feature of the park by recreating the original as close as possible to simulate the design, color, and texture of the original structure.

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Site plan (if applicable)</li><li>4. Exterior elevations or sketches of existing conditions and proposed work</li><li>5. Samples or specifications of proposed materials</li><li>6. Additional attachments that may assist in understanding the proposed work</li></ol>
	 <p>EXHIBIT: <b>A-2015</b></p>



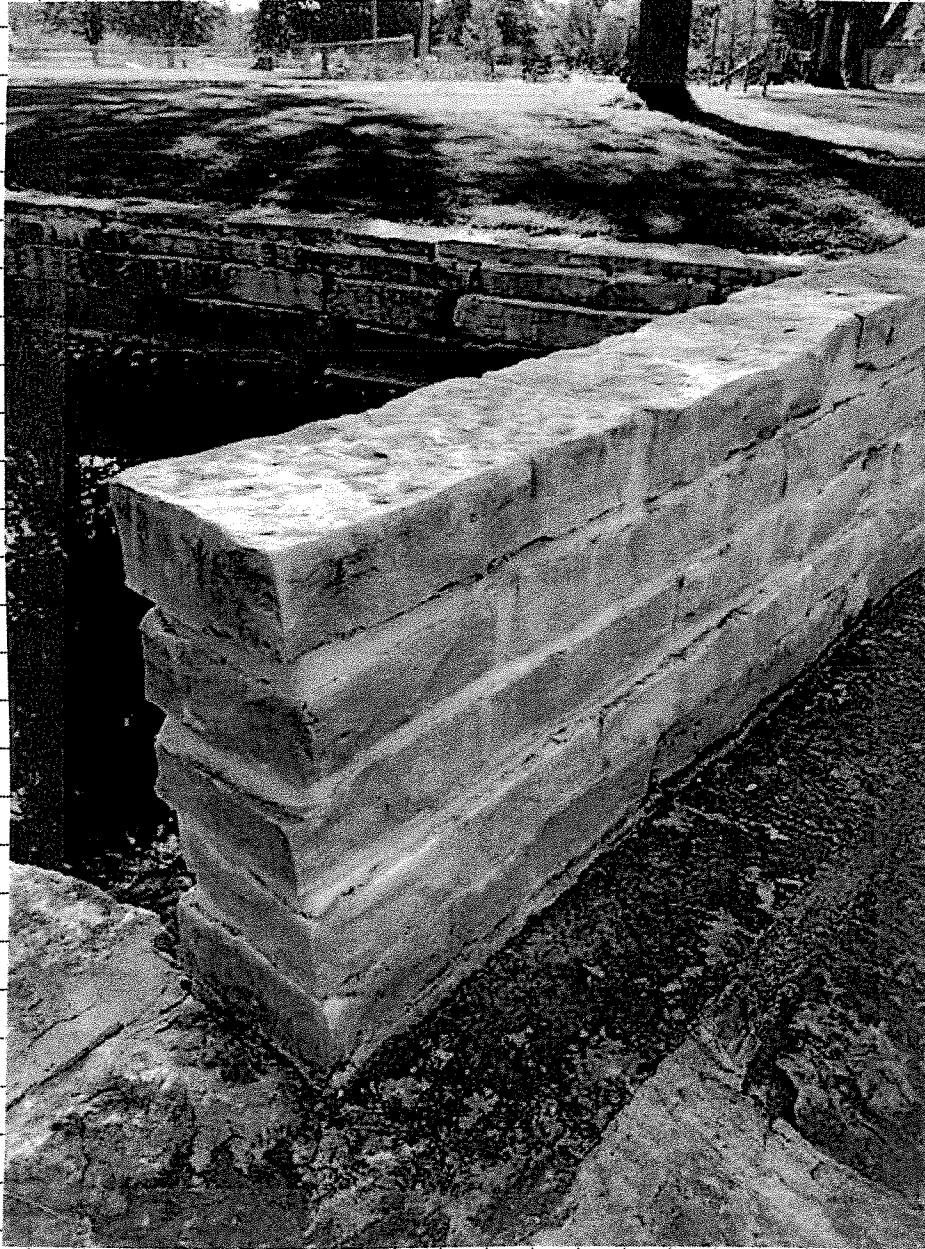
B - 2015

## SECTION

## SUPPLEMENTAL ATTACHMENTS

5

Use this sheet to attach any additional items. **Each attachment should be marked with an exhibit number.**



C-PROPOSED WALL MAT'L





HPC-2019-61

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EVENTS 

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## PROPERTY RECORD

# LEONARD-LEOTA PARK

## Architecture and History Inventory

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## NAMES ▸

Historic Name: **LEOTA PARK HORSESHOE LAGOON (WEST)**

Other Name:

Contributing: **Yes**

Reference Number: **171481**

## PROPERTY LOCATION ▸

Location (Address): **LEONARD-LEOTA PARK**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES ▸

Year Built: **1936**

Additions:

Survey Date: **2010**

Historic Use: **natural feature**

Architectural Style: **Rustic Style**

Structural System:

Wall Material: **Limestone**

Architect: **/FERA, WPA**

Other Buildings On Site: **1**

Demolished?: **No**

Demolished Date:

## RESOURCE DESCRIPTIONS

### About the National Register and State Register of Historic Places

All Wisconsin National of Historic Places list searchable on our w

### About Our Wisconsin Architecture and Inventory (AHI)

Search digital records than 140,000 historic structures and objects throughout Wisconsin

## RELATED ART

### Is Your Property for the National or State Register of Historic Places?

Eligible properties must meet the essential physical appearance of the property which they were important to meet one of four criteria

### Related products Online Store

Retrospect Camera





**DESIGNATIONS** ▶National/State Register Listing Name: **Leonard-Leota Park**National Register Listing Date: **9/4/2012**State Register Listing Date: **8/19/2011**

National Register Multiple Property Name:

CONTACT US

**NOTES** ▶

**Additional Information:** A NATURAL OXBOW BEND IN ALLEN'S CREEK WAS TURNED INTO A LANDSCAPED ISLAND PARK FEATURE BY FERA AND WPA LABOR BETWEEN 1935 AND 1936. THE ISLAND IS CONNECTED TO THE MAINLAND BY TWO STONE BRIDGES AND THERE IS ALSO A DUCK HOUSE AND A PICNIC TABLE AND TWO CHAIRS, ALL MADE OUT OF LIMESTONE IN THE RUSTIC STYLE.

Additional records associated with this property: Leonard and Leota Parks (AHI 29139), Lake Leota Dam (AHI 74758), Leota Park Bell Tower (AHI 140860), Henneberry Shelter House (AHI 140861), Leota Park Bath House (AHI 140943), Leonard-Leota Park Skater#25;s Warming House and Bandstand (AHI 140944), Leota Park Store Building (AHI 140945), Leota Park Antes Drive Bridge (AHI 171381), Allen#25;s Creek Straightening and Rip-Rapping (AHI 171441), Lake Leota Dam Stepped Falls (AHI 171461), Leota Park Horseshoe Lagoon (East) (AHI 171501), Leota Park North Baseball Diamond Bathroom Building (AHI 171761), Allen#25;s Creek Foot Bridge (AHI 171801).

**Bibliographic References:** Williams, B. Keith. Evansville City Parks: 1883-1986. Evansville, WI: Star Printing Co. 1987. Heggland, Timothy F. Leonard-Leota Park Historic District National Register of Historic Places Nomination Form. January 17, 2011.

**RECORD LOCATION** ▶

**Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin**

**Have Questions?**

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

[joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

**Note:** When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

**How to Cite**

For the purposes of a bibliography entry or footnote, follow this model:

**Wisconsin Architecture and History Inventory Citation**

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

Pendarvis Tea



Price: \$15.

The Land Still



Price: \$25.

Sport: Book &amp; Do



Price: \$29.

The Man From Clear Lake  
Founder Senator Ga  
(Large Print)



Price: \$24.

Votes for Women





# DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

*This decision form will be completed by the chair of the HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- ☐ The proposed work does not have an adverse effect on the immediate site
- ☐ The proposed work does not have an adverse effect on adjacent properties
- ☐ The proposed work does not have an adverse effect on the entire district
- ☐ Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- ☐ Original material is severely or significantly deteriorated as defined by the N.P.S.
- ☐ Contractor estimate demonstrates the un-repairability of original materials
- ☐ Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

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**Certificate of Appropriateness is hereby (check one):**

[ ] Approved, [ ] Not approved, or [ ] Approved with the following conditions:

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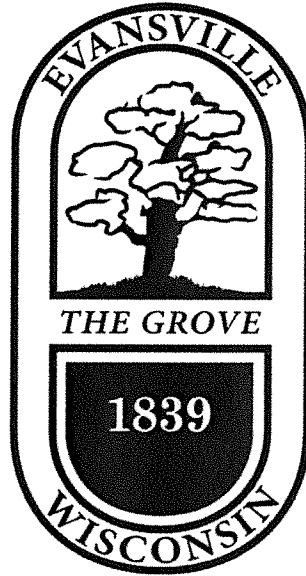
Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

## HISTORIC PROPERTY INFORMATION

Historic Property Address:	Leonard-Leorta Park	Tax ID Number: 222 <u>063085</u>
Historic Property AHI Number:	171481	Parcel Number: 6-27- <u>839</u>





## City of Evansville Historic Preservation Commission 2019 Annual Report

Prepared by: Jason Sergeant, Community Development Director

Date Prepared: \_\_\_\_\_

### Historic Preservation Commission Administration

#### Membership:

Evansville's Historic Preservation Commission (HPC) consists of seven-members who are appointed by the Mayor. One member of the HPC is simultaneously a City Alderperson and the remaining six HPC members are citizen members.

#### Mission:

The HPC reviews proposed changes to existing historic buildings, additions of new buildings and signs in the Historic Districts, and issues Certificates of Appropriateness. The HPC also serves to inform and educate the residents on matters regarding preservation.

#### Goal:

The Evansville HPC helps protect Evansville's Historic Districts and other designated properties by administering Evansville's very good preservation ordinance.

The main goal of the HPC is to find reasonable solutions for the preservation of Evansville's historic properties.

Meetings:

The HPC meets the 3rd Wednesday of the month at 6:00 pm in City Hall; 31 S. Madison Street, Evansville WI.

Data:

Number of City of Evansville Parcels: \_\_\_\_\_

Number of City of Evansville Historic Parcels (properties in Historic Districts and designated parcels outside of Historic Districts): \_\_\_\_\_

Evansville has 4 Historic Districts listed on the National and State Registers of Historic Places.

There are \_\_\_\_\_ (how many) \_\_\_\_\_ contributing assets within those 4 Historic Districts.

There are also 4 designated properties not within one of those four Historic Districts.

## Historic Preservation Commission Activity

Total number of projects reviewed (alterations, new construction, land divisions, and demolition): \_\_\_\_\_

Number of Certificates of Appropriateness approving the proposal: \_\_\_\_\_

Number of Certificates of Appropriateness not approving the proposal: \_\_\_\_\_

Approval Rate: \_\_\_\_\_ %

Number of appeals of proposals not approve: \_\_\_\_\_

Results of appeals: (explain what happened in each case) \_\_\_\_\_

The HPC as provided the Community Development Director with the authority to provide administrative approval for certain types of work. Community Development Director administratively approved \_\_\_\_\_ certificates of appropriateness in 2019.

Approvals were occasionally given after the original submittal was modified based on recommendations from the Community Development Director and/or the HPC. Approvals were occasionally given with conditions.

Advisory Recommendations to the Planning Commission: (# and subject) \_\_\_\_\_

Advisory Recommendations to the Park Board: (# and subject) \_\_\_\_\_

## Historic Preservation Commission Initiatives

(If we want to include anything here, it must be discussed)

# Historic Preservation Program

Certified Local Government (CL G) Sub-grants: No applications were submitted in 2019.

Annual letters: Staff typically manuals and annual letter to historic district property owners and owners of other designated historic properties. The letters describe the responsibilities of the property owner in the historic tax credit program were applicable. Letters (were/were not) mailed in 2019.

Preservation Work of Community Development Director:

- general management of historic preservation program
- assisted city agencies with compliance review applications
- participated in construction review of city owned historic buildings
- collaborated with development of school
- include more – and correct the above list



